



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, June 13, 2023

6:00 PM

City Council Chambers

This will be a hybrid (in-person/virtual meeting). To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. Citizen Comment Period

Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to speak to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Please indicate if you would like to speak in person or virtually. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be allowed.

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 1 - 2 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

- 1. PC-23-12 (Waterstone Phase 1-A Final Plat) Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 27.74 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Woodlands Drive, in Hays County, Texas (J. Cleary)
- 2. PC-21-23 (Hymeadow, Section 2, Phase 3) Consider a request for BGE, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 29.215 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located north of Yarrington Road, west of State Highway 21. (A. Brake)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (3-5) by:

1) Sending written comments; or*

2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on.*

3) Requesting to speak in person in the Council Chambers, including which item you wish to speak on

**Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be allowed. To view the meeting please go to*

<http://sanmarcostx.gov/541/PZ-Video-Archives> to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/Citizen-Comments-Hybrid-Meetings>

3. CUP-23-12 (Bazaar) Hold a public hearing and consider a request by Mike Dawoud, on behalf of Bazaar, for a new Conditional Use Permit to allow the sale of Mixed Beverages, located at 202 N. LBJ Drive (C. Garrison)
4. CUP-23-13 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka, on behalf of Toro Ramen & Poke Barn, for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (C. Garrison)
5. CUP-23-15 (Hill Country Cards) Hold a public hearing and consider a request by Thomas Atnip, on behalf of Hill Country Cards, for a new Conditional Use Permit to allow a retail sales use in a Neighborhood Commercial District, located at 829 N. LBJ Drive, Suite 209 and 210 (C. Garrison)

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

Title:



Legislation Text

File #: PC-23-12, **Version:** 1

AGENDA CAPTION:

PC-23-12 (Waterstone Phase 1-A Final Plat) Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 27.74 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Woodlands Drive, in Hays County, Texas (J. Cleary)

Meeting date: June 13, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☒ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Vision San Marcos - A River Runs Through Us

Background Information:

The Waterstone development, previously LaSalle, was negotiated in 2014 through a development agreement and is part of a Municipal Utility District (MUD). It is considered outside the City Limits and is also subject to Hays County Regulations per the adopted 1445 Interlocal Agreement. The Development Agreement requires compliance with SmartCode, previously Subpart C of the City's Code of Ordinances. This is part of the Waterstone Development (A-C) Preliminary Plat which was approved on 01/25/22 (PC-21-41). It is located in the City of Kyle's CCN for Water and Wastewater. This plat includes Waterstone Boulevard along with a parkland, amenity center and a drainage lot.

Council Committee, Board/Commission Action:

[Click or tap here to enter text.](#)

Alternatives:

[Click or tap here to enter text.](#)

Recommendation:

Staff recommends **conditional approval** of PC-23-12 with the following condition:

1. The Final Plat for Waterstone Unit A (PC-23-14) shall be recorded at the County Clerk's office before this plat is recorded.

Plat - Final PC-23-12

Waterstone Phase 1A



Summary

Request:	Consideration of a Final Plat with 1 parkland lot, 1 amenity center lot, 1 drainage lot and 1 ROW lot (Waterstone Boulevard)		
Applicant:	Doucet and Associates, Inc 7401B Hwy. 71, Ste 160 Austin, TX, 78735	Property Owner:	DRP TX 3, LLC 390 Madison Avenue, 13 th Floor New York, NY 1002
Parkland Required:	Per Regulating Plan	Utility Capacity:	By Developer
Accessed from:	CR 158	New Street Names:	Waterstone Boulevard

Notification

Published:	N/A		
Response:	None as of the date of this report		

Property Description

Location:	South of the intersection between County Road 158 and Woodlands Drive		
Acreage:	27 acres	PDD/DA/Other:	Regulating Plan RP-19-01 Development Agreement (Res 2014-144R)
Existing Zoning:	None (ETJ)	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Residential		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	ETJ	Vacant	Low Intensity

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Conditional Approval	<input type="checkbox"/> Denial
Since the subject property is not currently accessible from an existing street, staff recommends: - The Final Plat for Waterstone Unit A (PC-23-14) be recorded at the County Clerk's office before this plat is recorded.		
Staff: Julia Cleary	Title : Senior Planner	Date: June 7, 2023

Plat - Final
PC-23-12

Waterstone Phase 1A



History

The Waterstone development, previously LaSalle, was negotiated in 2014 through a development agreement and is part of a Municipal Utility District (MUD). It is considered outside the City Limits and is also subject to Hays County Regulations per the adopted 1445 Interlocal Agreement. The Development Agreement requires compliance with SmartCode, previously Subpart C of the City's Code of Ordinances. This is part of the Waterstone Phase 1-A Preliminary Plat (PC-21-05) which was approved on October 12th, 2021. It is located in the City of Kyle's CCN for Water and Wastewater. This plat includes Waterstone Boulevard along with a parkland, amenity center and a drainage lot.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5; <i>An administrative adjustment to the approved Preliminary Plat (PC-21-05) was approved by the Director of Planning and Development Services to allow for the separation of the parkland, amenity center and drainage lots.</i>
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1; <i>Surety for roads will be posted with Hays County, and surety for wastewater and water improvements shall be posted with the City of Kyle.</i>
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
<u>X</u>			The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county. <i>A 1445 approval letter has been received from Hays County.</i>

MATCHLINE SHEET 2

CALLED 231.12 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

CR. 158
(VARIABLE
WIDTH R.O.W.)

10' WIDE GAS LINE EASEMENT
DOC. NO.
15' WIDE ELECTRIC EASEMENT
DOC. NO.

CALLED 231.12 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

10' WIDE GAS LINE EASEMENT
DOC. NO.
15' WIDE ELECTRIC EASEMENT
DOC. NO.

REFERENCE TIE TO CITY
OF SAN MARCOS GPS
MONUMENT #10
GRID N=13,888,162.95'
GRID E=2,320,954.59'

WATERSTONE BLVD.
110' WIDE R.O.W.
10.13 ACRES

LOT 2, BLOCK A
7.108 ACRES

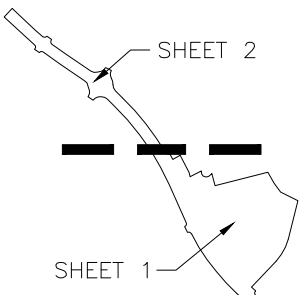
AMENITY CENTER
LOT 1, BLOCK A
2.000 ACRES

PARK
LOT 3, BLOCK A
8.500 ACRES

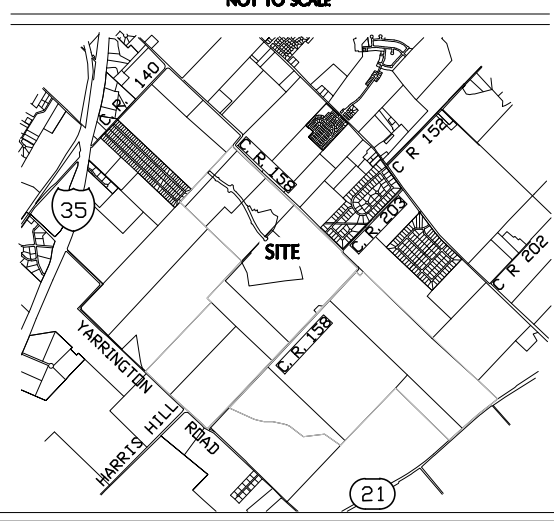
CALLED 303.50 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

REFERENCE TIE TO
HAYS COUNTY
MONUMENT #120
GRID N=13,895,235.43'
GRID E=2,335,976.71'
ELEV.=675.459'

INDEX MAP



VICINITY MAP



LEGEND

- SUBDIVISION PHASE LINE
- PROPOSED GAS EASEMENT
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- ADJOINER PROPERTY LINE
- 12' WIDE MULTI-USE PATH [UNLESS NOTED]
- IRON ROD FOUND [UNLESS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- CALCULATED POINT
- DOCUMENT NUMBER
- VOLUME
- PAGE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- PLAT RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- RIGHT-OF-WAY
- ACRES

UTILITY:
WATER/WASTEWATER:
KYLE WATER/WASTEWATER UTILITY

ELECTRIC:
PEDERNALES ELECTRIC UTILITY

GAS: CENTERPOINT ENERGY

TELEPHONE/CABLE:
CENTURY LINK TELEPHONE
TIME WARNER CABLE

EMERGENCY SERVICES:
HAYS COUNTY ESD#5

SCHOOL DISTRICT:
SAN MARCOS CONSOLIDATED ISD

SURVEYORS NOTES:

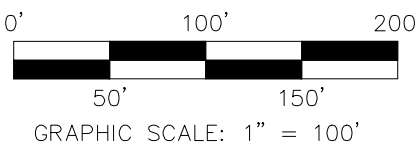
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000081. UNITS: US SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

CALLED 46.03 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

10' WIDE P.U.E.
12' WIDE P.A.E.
10' WIDE P.U.E.
12' WIDE P.A.E.
10' WIDE P.U.E.
15' WIDE ELECTRIC EASEMENT
DOC. NO.



WATERSTONE PHASE 1-A PLAT
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm No.: 10105800
TBPE Firm No.: F-3937

Date:	04/26/2023
Scale:	1" = 100'
Drawn by:	PD
Reviewer:	JB
Project:	913-004
Sheet:	PAGE 1 OF 3
Field Book:	NA
Party Chief:	ADM
Survey Date:	NA

SURVEYORS' NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204].
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MINERAL RIGHTS.

CALLED 231.12 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°08'11"E	54.03'
L2	S44°08'36"W	110.03'
L3	N48°08'11"W	54.03'
L4	N47°10'59"W	27.96'
L5	N25°31'23"W	60.00'
L6	N45°36'00"W	96.85'
L7	N55°12'46"W	60.00'
L8	N54°49'55"W	54.56'
L9	N43°23'05"E	110.01'
L10	S55°24'18"E	54.64'
L11	S62°22'05"E	60.00'
L12	S45°36'00"E	96.85'
L13	S29°20'02"E	60.00'
L14	N60°39'58"E	78.81'
L15	S11°29'37"E	41.69'
L16	N62°07'41"E	120.00'
L17	S14°10'41"E	119.30'
L18	S29°47'47"E	124.63'
L19	S36°35'50"E	101.99'
L20	S47°10'59"E	30.50'
L21	S20°52'17"E	134.21'
L22	S75°58'04"E	34.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S48°41'23"E	66.27'
L24	S16°51'59"E	213.47'
L25	S20°52'17"E	134.63'
L26	S29°13'38"E	35.62'
L27	S37°15'00"E	111.96'
L28	S24°27'17"E	127.46'
L29	S62°45'00"E	54.42'
L30	S40°49'49"E	243.59'
L31	S36°06'36"E	109.77'
L32	S32°06'06"E	144.95'
L33	S54°31'20"E	119.97'
L34	S29°20'02"E	29.40'
L35	S51°21'14"E	10.34'
L36	S04°43'29"E	24.95'
L37	S41°16'09"E	66.27'
L38	S70°35'55"E	10.74'
L39	N66°59'44"E	15.18'
L40	S72°27'12"E	54.46'
L41	S35°23'17"E	12.45'
L42	S15°45'10"E	26.01'
L43	N75°49'25"E	27.56'
L44	S83°20'43"W	24.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N82°37'15"W	19.71'
L46	S51°05'21"W	17.55'
L47	N75°54'11"E	137.44'
L48	S29°24'46"E	23.82'
L49	S32°50'05"E	48.43'
L50	S36°06'36"E	110.11'
L51	S62°45'00"E	54.42'
L52	S29°13'38"E	35.62'
L53	S75°58'04"E	34.43'
L54	S29°20'02"E	29.40'
L55	S51°21'14"E	10.34'
L56	S04°43'29"E	24.95'
L57	S41°16'09"E	66.27'
L58	S70°35'55"E	10.74'
L59	N66°59'44"E	15.18'
L60	S72°27'12"E	54.46'
L61	S35°23'17"E	12.45'
L62	S15°45'10"E	26.01'
L63	S29°24'46"E	23.46'
L64	S32°50'05"E	47.73'

LEGEND

	SUBDIVISION PHASE LINE
	PROPOSED GAS EASEMENT
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	ADJOINER PROPERTY LINE
	12' WIDE MULTI-USE PATH
	[UNLESS NOTED] IRON ROD FOUND
	[UNLESS NOTED] 1/2" IRON ROD WITH "DOUCET" CAP SET
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
AC.	ACRES

UTILITY:
WATER/WASTEWATER:
KYLE WATER/WASTEWATER UTILITY

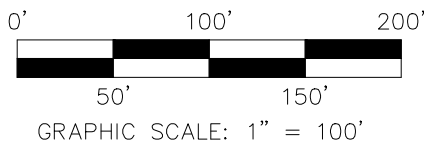
ELECTRIC:
PEDERNALES ELECTRIC UTILITY

GAS: CENTERPOINT ENERGY

TELEPHONE/CABLE:
CENTURY LINK TELEPHONE
TIME WARNER CABLE

EMERGENCY SERVICES:
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SAN MARCOS CONSOLIDATED ISD

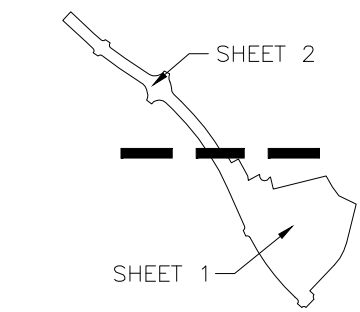


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	244.71'	473.00'	29°38'35"	S28°51'14"W	241.99'
C2	47.57'	30.00'	90°51'30"	S01°45'14"E	42.74'
C3	46.67'	30.00'	89°08'30"	S88°14'46"W	42.11'
C4	47.57'	30.00'	90°51'30"	N01°45'14"W	42.74'
C5	718.40'	2,055.00'	2°01'47"	N37°10'06"W	714.74'
C6	46.26'	30.00'	88°21'04"	N71°19'44"W	41.81'
C7	46.39'	30.00'	88°35'58"	N20°11'45"E	41.90'
C8	917.31'	2,445.00'	21°29'46"	N34°51'07"W	911.94'
C9	65.37'	79.00'	47°24'30"	N69°18'15"W	63.52'
C10	9.13'	119.00'	4°23'39"	S89°11'19"W	9.12'
C11	78.04'	79.00'	56°35'54"	S63°05'11"W	74.90'
C12	78.04'	79.00'	56°35'54"	N06°29'17"E	74.90'
C13	26.92'	119.00'	12°57'39"	N15°19'50"W	26.86'
C14	65.37'	79.00'	47°24'30"	N32°33'16"W	63.52'
C15	199.06'	2,555.00'	4°27'50"	N54°01'36"W	199.01'
C16	44.41'	30.00'	84°49'14"	S85°47'42"W	40.47'
C17	48.51'	30.00'	92°38'47"	N02°56'19"W	43.39'
C18	93.36'	2,555.00'	2°05'37"	N48°12'54"W	93.35'
C19	97.30'	2,445.00'	2°16'48"	S48°18'30"E	97.29'
C20	45.64'	30.00'	87°10'01"	N86°58'06"E	41.36'
C21	50.03'	30.00'	95°32'42"	S04°23'16"E	44.43'
C22	174.89'	2,445.00'	4°05'54"	S54°12'34"E	174.85'
C23	65.37'	79.00'	47°24'30"	S79°57'47"E	63.52'
C24	16.40'	119.00'	7°53'51"	N80°16'54"E	16.39'
C25	78.04'	79.00'	56°35'54"	N55°55'52"E	74.90'
C26	78.04'	79.00'	56°35'54"	S00°40'02"E	74.90'
C27	63.92'	119.00'	30°46'29"	S13°34'44"E	63.15'
C28	65.37'	79.00'	47°24'30"	S21°53'45"E	63.52'
C29	666.04'	2,555.00'	14°56'10"	S38°07'55"E	664.16'
C30	46.43'	30.00'	88°40'12"	S74°59'56"E	41.93'
C31	141.02'	50.00'	161°35'44"	S69°29'08"E	98.71'
C32	14.20'	25.00'	32°32'24"	N45°59'11"E	14.01'
C33	46.67'	30.00'	89°08'30"	N88°14'46"E	42.11'
C34	783.46'	1,945.00'	2°30'45"	S35°38'37"E	778.18'
C35	173.92'	2,555.00'	3°54'00"	S26°03'14"E	173.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C36	46.43'	30.00'	88°40'12"	S16°19'52"W	41.93'
C37	267.53'	200.00'	76°38'32"	N37°38'47"W	248.03'
C38	9.25'	17.03'	31°08'37"	S27°13'51"E	9.14'
C39	9.08'	56.00'	9°17'11"	S49°52'44"E	9.07'
C40	17.22'	44.00'	22°25'14"	S43°18'43"E	17.11'
C41	8.53'	56.00'	8°43'43"	S36°27'58"E	8.52'
C42	12.58'	44.00'	16°22'33"	S32°38'33"E	12.53'
C43	12.51'	56.00'	12°47'43"	S30°51'08"E	12.48'
C44	12.58'	44.00'	16°22'43"	S29°03'39"E	12.54'
C45	58.88'	106.00'	31°49'25"	S32°46'41"E	58.12'
C46	10.50'	5.03'	119°41'31"	S19°15'08"W	8.69'
C47	6.82'	44.00'	8°52'29"	S50°05'05"E	6.81'
C48	21.91'	56.00'	22°25'14"	S43°18'43"E	21.77'
C49	6.70'	44.00'	8°43'43"	S36°27'58"E	6.70'
C50	16.01'	56.00'	16°22'33"	S32°38'33"E	15.95'
C51	9.83'	44.00'	12°47'43"	S30°51'08"E	9.81'
C52	16.01'	56.00'	16°22'43"	S29°03'39"E	15.95'
C53	52.21'	94.00'	31°49'25"	S32°46'41"E	51.54'
C54	21.52'	56.00'	22°01'12"	S40°20'38"E	21.39'
C55	35.81'	44.00'	46°37'46"	S28°02'22"E	34.83'
C56	35.72'	56.00'	36°32'40"	S22°59'49"E	35.12'
C57	13.31'	26.00'	29°19'46"	S55°56'02"E	13.16'
C58	19.24'	26.00'	42°24'22"	N88°11'54"E	18.81'
C59	66.53'	94.00'	40°33'05"	N87°16'16"E	65.15'
C60	15.53'	24.00'	37°03'54"	S53°55'14"E	15.26'
C61	8.22'	24.00'	19°38'07"	S25°34'14"E	8.18'
C62	66.36'	43.00'	88°25'25"	S59°57'53"E	59.97'
C63	6.49'	50.00'	7°26'32"	S79°37'27"W	6.49'
C64	12.25'	50.00'	14°02'03"	N89°38'16"W	12.22'
C65	64.63'	80.00'	46°17'24"	S74°14'03"W	62.89'
C66	21.65'	50.00'	24°48'49"	S63°29'46"W	21.49'
C67	45.68'	56.00'	46°44'26"	S52°35'51"E	44.43'
C68	25.74'	44.00'	33°31'22"	S45°59'19"E	25.38'
C69	26.04'	56.00'	26°38'24"	S49°25'48"E	25.80'
C70	43.02'	33.00'	74°41'04"	S66°45'18"E	40.03'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C71	16.91'	44.00'	22°01'12"	S40°20'38"E	16.81'
C72	45.57'	56.00'	46°37'46"	S28°02'22"E	44.33'
C73	28.06'	44.00'	36°32'40"	S22°59'49"E	27.59'
C74	7.17'	14.00'	29°19'46"	S55°56'02"E	7.09'
C75	10.36'	14.00'	42°24'22"	N88°11'54"E	10.13'
C76	75.02'	106.00'	40°33'05"	N87°16'16"E	73.47'
C77	23.29'	36.00'	37°03'54"	S53°55'14"E	22.88'
C78	12.34'	36.00'	19°38'07"	S25°34'14"E	12.28'
C79	47.84'	31.00'	88°25'25"	S59°57'53"E	43.23'
C80	58.66'	45.00'	74°41'04"	S66°45'18"E	54.59'
C81	20.46'	44.00'	26°38'24"	S49°25'48"E	20.27'
C82	32.76'	56.00'	33°31'22"	S45°59'19"E	32.30'
C83	35.89'	44.00'	46°44'26"	S52°35'51"E	34.91'
C84	102.94'	2,555.00'	2°18'31"	N26°50'59"W	102.94'

INDEX MAP



MATCHLINE SHEET 1

WATERSTONE PHASE 1-A PLAT
HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date: 04/26/2023
Scale: 1" = 100'
Drawn by: PD
Reviewer: JB
Project: 913-004
Sheet: PAGE 2 OF 3
Field Book: NA
Party Chief: ADM
Survey Date: NA

KNOW ALL MEN BY THESE PRESENTS §
STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, DRP TX 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AT 590 MADISON AVENUE, 13TH FLOOR, NEW YORK, NEW YORK 10022, BEING THE OWNERS OF 27.74 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, AND BEING A PART OF A CALLED 303.50 ACRE TRACT, A PART OF A CALLED 46.03 ACRE TRACT, AND A PART OF A CALLED 231.12 ACRE TRACT, ALL DESCRIBED IN DOCUMENT NUMBER 22030063 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 27.74 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

WATERSTONE PHASE 1—A

IN WITNESS WHEREOF, DRP TX 3, LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 20__ A.D.

PRELIMINARY

BRIAN CLAUSON _____ DATE
DRP TX 3, LLC
590 MADISON AVENUE
13TH FLOOR
NEW YORK, NEW YORK 10022

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES:
IN AND FOR THE STATE OF TEXAS

WATER & WASTEWATER UTILITY APPROVAL:

WATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

WASTEWATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

CITY OF SAN MARCOS
APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____, BY THE PLANNING ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEERING DATE

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

RECORDING SECRETARY DATE

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

HAYS COUNTY:

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____ O'CLOCK ____M., IN THE PLAT

RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

PRELIMINARY

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY:

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

PRELIMINARY

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

HAYS COUNTY:

STATE OF TEXAS §
COUNTY OF HAYS §

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

PRELIMINARY

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

PRELIMINARY

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR
HAYS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY

JOHN BARNARD DATE 04/26/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES, INC.
JBARNARD@DOUCETENGINEERS.COM

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, TRACY A. BRATTON, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

PRELIMINARY

TRACY A. BRATTON, P.E. DATE 04/26/2023
TEXAS REGISTRATION NO. 90095
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

AREA TABLE:

1. TOTAL LOT ACREAGE: 17.61 ACRES.
THIS PROJECT CONTAINS 3 LOT, AVERAGING 5.87 AC. THERE ARE:
0 LOTS > 10 AC;
2 LOT BETWEEN 10 AC AND 5 AC;
1 LOTS BETWEEN 5 AC AND 2 AC;
0 LOTS BETWEEN 2 AC AND 1 AC;
0 LOTS < 1 AC.

2 THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 10.13 ACRES.

3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 3,654 LINEAR FEET.

TOTAL ACREAGE: 27.74 ACRES.

FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0405F EFFECTIVE 09-02-2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

NOTES:

- THIS FINAL PLAT IS ONLY FOR THE IDENTIFIED IMPROVEMENTS. ADDITIONAL ROADWAYS AND UTILITIES WILL BE REQUIRED TO SERVE THIS DEVELOPMENT.
- THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- THIS TRACT OF LAND IS ENTIRELY WITHIN HAYS COUNTY AND THE CITY OF SAN MARCOS ETJ.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF KYLE SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DRP TX3, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- WATERSTONE BLVD R.O.W. TO BE TO BE DEDICATED TO THE PUBLIC.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- SIDEWALKS ARE REQUIRED ALONG ALL STREETS PER THE APPROVED REGULATING PLAN (RP-19-01).
- CONCRETE SIDEWALKS (10') AND TRAILS (12') ARE TO BE CONSTRUCTED ON BOTH SIDES OF WATERSTONE BLVD. AND WITHIN THE AMENITY TRACT.
- THIS PROJECT IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT. EMERGENCY SERVICE DISTRICT #5 AND PLUM CREEK GROUNDWATER CONSERVATION DISTRICT.
- THE ROADWAYS WILL BE DEDICATED TO HAYS COUNTY.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- LOT 1, BLOCK A IS A CIVIC ZONE LOT AS DEFINED IN CHAPTER 1, SUBPART C, ARTICLE 3, SECTION 3.5 OF THE CITY'S SMART CODE (ORD. NO. 2013-02). THE LOT SHALL BE OPEN TO THE PUBLIC AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
- LOT 2, BLOCK A IS HEREBY DEDICATED THROUGH A PUBLIC ACCESS EASEMENT. THE LOT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- LOT 3, BLOCK A IS HEREBY DEDICATED THROUGH A PUBLIC ACCESS EASEMENT AS A PUBLIC PARK. THE LOT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- THE FOLLOWING GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

CITY OF SAN MARCOS GPS CONTROL MONUMENT #10
ALUMINUM DISK SET IN CONCRETE
GRID N=13,888,162.95'
GRID E=2,320,954.59'
ELEV.=629.43'

HAYS COUNTY GPS CONTROL MONUMENT #H120
GRID N=13,895,235.43'
GRID E=2,335,976.71'
ELEV.=675.459'

STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
WATERSTONE BLVD.	110' R.O.W.	NA	3,654'
			TOTAL
			3,654 LF






Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

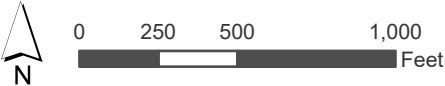
Date: 04/26/2023
Scale: NA
Drawn by: PD
Reviewer: JB
Project: 913-004
Sheet: PAGE 3 OF 3
Field Book: NA
Party Chief: ADM
Survey Date: NA

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	1
TOTAL NUMBER OF LOTS	3
RESIDENTIAL LOTS	0
DRAINAGE EASEMENT LOTS	1
PARK LOTS	1
COMMERCIAL LOTS	1
OPEN SPACE LOTS	0
TOTAL OVERALL ACREAGE	27.74

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.



-  Subject Property
-  Parcel
-  ETJ



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/18/2023



FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Jacob Harris, PE (AGENT)	Property Owner	Houdin Honarvar
Company	Doucet	Company	DRP TX3, LLC
Mailing Address	7401 B HWY. 71 WEST, SUITE 160 AUSTIN, TEXAS 78735	Mailing Address	590 Madison Avenue, 13th Floor New York, NY 10022
Phone #	512-583-2600	Phone #	469-583-9989
Email	jharris@doucetengineers.com	Email	Brian.Clauson@domainrealestatepartners.com

PROPERTY INFORMATION

Proposed Subdivision Name: Waterstone Ph. 1A Master Infrastructure

Subject Property Address or General Location: CR 158, Hays County

Acres: 27.744 ac ROW & Lot out of 236.1 ac **Tax ID #:** R14883, R14884, R70463

Located in: ☐ City Limits ☒ Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: ☒ Final Subdivision Plat ☐ Final Development Plat

Current Number of Lots: 1 and ROW **Current Land Use:** Open Space

Proposed Number of Lots: 1 and ROW **Proposed Land Use:** ROW, Amenity Center

AUTHORIZATION

I certify that the information on this application is accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,321 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$2,513

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- ☒ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- ☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- ☐ The attached Minor / Amending / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant:  Date: 12/21/2022

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed* and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.

☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant:  Date: 12/21/2022

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- ☐ Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- ☐ Recording Fee: \$_____
- ☐ Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$_____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$_____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.



PC-23-12

Waterstone Phase 1A Final Plat

Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 27.74 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Woodlands Drive, in Hays County, Texas (J. Cleary)



Property Information

- Approximately 28 acres
- 3 lots proposed
- Located in the ETJ (Hays County) and City of Kyle Water/Wastewater CCN
- Development Agreement (2018-199R) and Regulating Plan (RP-19-01).
- Preliminary Plat (PC-21-05) approved October 2021.

PC-23-12 Waterstone Phase 1A Final Plat - County Road 158 Aerial Map



- Subject Property
- Parcel
- ETJ



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

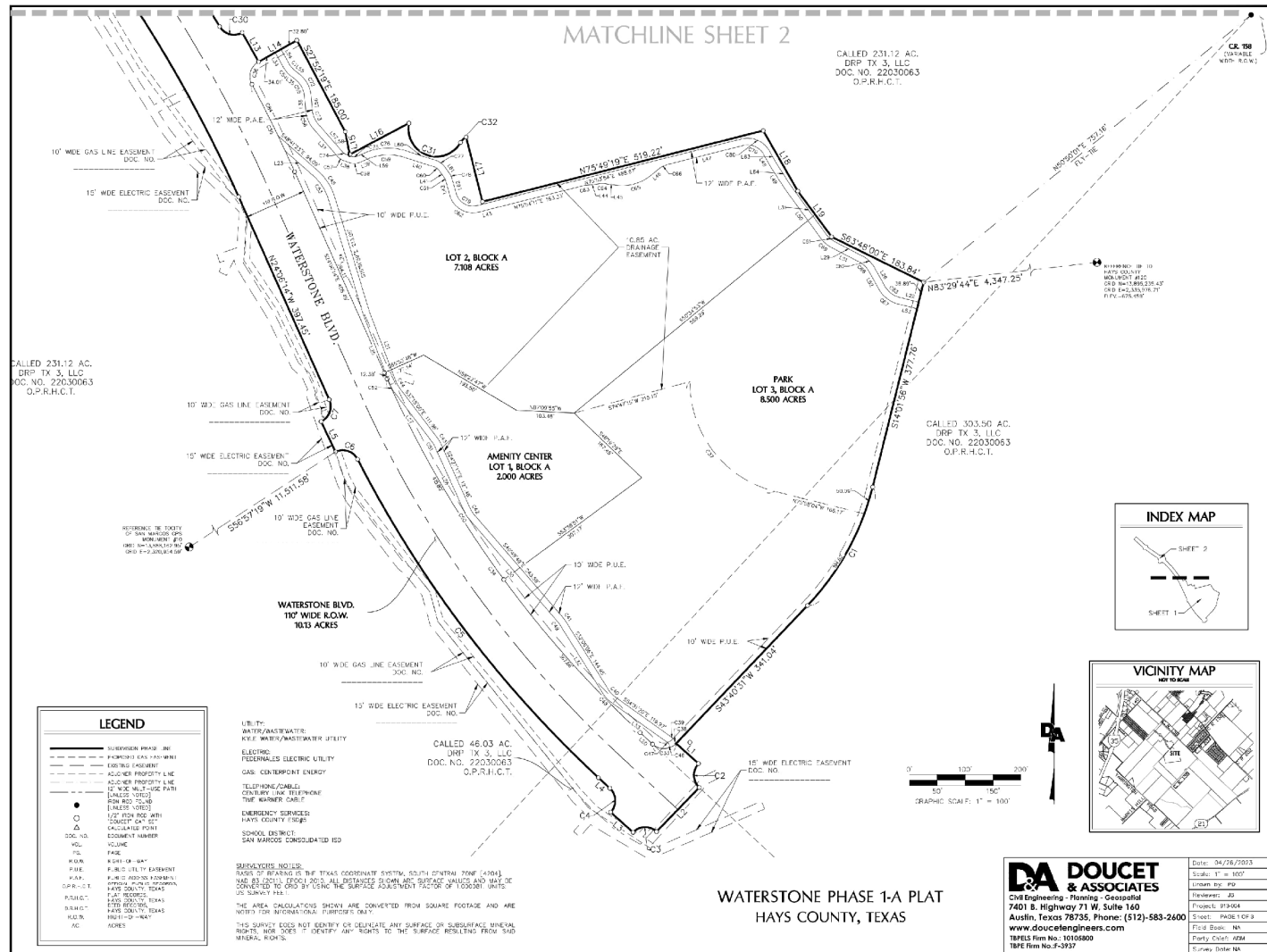
Date: 4/18/2023

SAN MARCOS Planning and Development Services





Final Plat







Recommendation

- Staff recommends **conditional approval** of the plat with the following condition:
 1. The Final Plat for Waterstone Unit A (PC-23-14) shall be recorded at the County Clerk's office before this plat is recorded.



Legislation Text

File #: PC-21-23, **Version:** 1

AGENDA CAPTION:

PC-21-23 (Hymeadow, Section 2, Phase 3) Consider a request for BGE, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 29.215 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located north of Yarrington Road, west of State Highway 21. (A. Brake)

Meeting date: June 13, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- ☐ Economic Development
- ☐ Environment & Resource Protection
- ☐ Land Use
- ☐ Neighborhoods & Housing
- ☐ Parks, Public Spaces & Facilities
- ☐ Transportation
- ☐ Core Services
- ☒ Not Applicable

Master Plan: N/A

Background Information:

This property is part of the larger Sunset Oaks/Hymeadow development located in the ETJ. No portion of the subject property is located within the city limits and will not be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County and the plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **approval** of the plat as submitted.

Plat - Final PC-21-23

Hymeadow Section 2, Phase 3



Summary

Request:	Consideration of a Final Plat with 136 single family lots and two open space lots.		
Applicant:	BGE, Inc. 7330 San Pedro, Suite 202 San Antonio, TX 78216	Property Owner:	Clayton Properties Group, Inc. dba Brohn Homes 3720 Vaught Ranch Rd. Suite 200 Austin, TX 78730
Parkland Required:	\$53,856.00 Fee-in-lieu	Utility Capacity:	Adequate / By Developer
Accessed from:	Alterra Way	New Street Names:	Isla Lane, Little River Road, Country Commons Lane

Notification

Published:	N/A		
Response:	N/A		

Property Description

Location:	North of Yarrington Road, west of State Highway 21		
Acreage:	29.215 acres	PDD/DA/Other:	N/A
Existing Zoning:	N/A – in ETJ	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
CONA Neighborhood:	N/A – in ETJ	Sector:	N/A – in ETJ

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Single family (part of Hymeadow)	Low Intensity
South of Property:	ETJ	Open Space (part of Hymeadow)	Low Intensity
East of Property:	ETJ	Single family (part of Hymeadow)	Low Intensity
West of Property:	ETJ	Single family (part of Hymeadow)	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Alison Brake		
Title: Historic Preservation Officer		Date: June 7, 2023

Plat - Final
PC-21-23

Hymeadow
Section 2, Phase 3



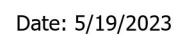
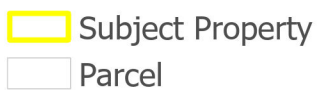
History

This property is part of the larger Sunset Oaks/Hymeadow development located in the ETJ. No portion of the subject property is located within the city limits and will not be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County and the plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

Additional Analysis

No additional analysis was required.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
<u>X</u>			The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.



FINAL SUBDIVISION PLAT:
HYMEADOW SECTION TWO,
PHASE THREE
HAYS COUNTY, TEXAS

LEGEND

●	1/2" REBAR FOUND
● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
■	CONCRETE HIGHWAY MONUMENT FOUND
W.W.E.	WASTEWATER EASEMENT
D.E.	DRAINAGE EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

K MARCOS
331.552 ACRES
18042121
PROPOSED
AREA 14
20.358 ACRES

K MARCOS
331.552 ACRES
18042121
PROPOSED
AREA 15
10.491 ACRES

GRID COORDINATES:
N:13886846.13
E:2335546.63

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), SOUTH CENTRAL
ZONE, BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS) FOR
CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13885328.23
E 2332261.23

TEXAS STATE PLANE COORDINATES:
N 13883523.37
E 2331958.07

ELEVATION = 672.80'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 0°33'44"

P941 IS LOCATED 48.4' +/- N.W. FROM A
POWER POLE AND 39.0' +/- N.W. FROM A
GUY WIRE LOCATED IN THE SOUTHEAST
CORNER OF A 65.49 ACRE TRACT TO
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD. IN DOC. NO. 20008358
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
TEXAS.

ARROYO CAP II-1, LLC
37.622 ACRES
(21057783)

GRID COORDINATES:
N:13886298.99
E:2336400.51

38.795 ACRES
ARROYO CAP II-1, LLC
(20052471)

C.O.S.M.
GPS PT. 10
GRID N: 13,888,162.71
GRID E: 2,320,954.79
ELEV. 629.35'
NADV88

SCALE: 1" = 100'
GRAPHIC SCALE

100 50 0 100

P941

CHAPARRAL
CONTROL
POINT

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

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S61°41'20"W
3512.90'

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N75°15'20"W
1408.16'

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S61°41'20"W
3512.90'

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N75°15'20"W
1408.16'

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S61°41'20"W
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1408.16'

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S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

GRID
REFERENCE
S61°41'20"W
3512.90'

GRID
REFERENCE
N75°15'20"W
1408.16'

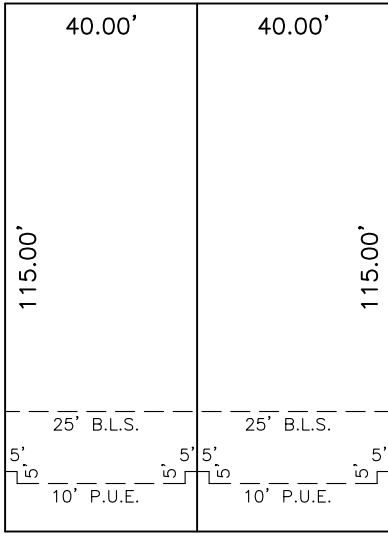
GRID
REFERENCE
S61°41'20"W
3512.90'

C.O.S.M. G.P.S. PT. 10 IS LOCATED ON THE
NORTHBOUND FEEDER ROAD OF IH 35, EAST
SIDE, APPROXIMATELY ONE HALF MILE SOUTH
OF TECHNOLOGY WAY.

LOT SIZE CHART

SIZE(AC)	#
≥10	1
≥5 <10	1
≥2 <5	1
≥1 <2	1
<1	137

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221
SUBMITTAL DATE: June 26, 2020
TOTAL AREA OF THIS PLAT: 29.215 AC.
TOTAL NUMBER OF LOTS: 138
RESIDENTIAL: 136
OPEN SPACE: 2



TYPICAL LOT
LAYOUT
SCALE: N.T.S.

OWNER AND DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
d.b.a. BROHN HOMES
6720 VAUGHT RANCH RD. SUITE 200
AUSTIN, TX. 78730
(512) 320-8833

ENGINEER:
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE, SUITE 200
ROUND ROCK, TEXAS 78664
(512) 292-0006

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
Austin, Texas 78744
(512) 443-1724

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001
DRAWING NO.:
1434-001-PLS2P3
PLOT DATE:
06/02/2022
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
01 OF 04


FINAL SUBDIVISION PLAT:
HYMEADOW SECTION TWO,
PHASE THREE
HAYS COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	559.00'	32°03'40"	312.80'	N02°47'03"W	308.74'
C2	245.00'	21°53'38"	93.62'	S54°50'26"W	93.05'
C3	25.00'	90°00'00"	39.28'	N70°09'34"W	35.36'
C4	25.00'	90°00'00"	39.28'	S19°50'26"W	35.36'
C5	245.00'	9°55'21"	42.43'	N20°11'56"W	42.38'
C6	295.00'	11°23'58"	58.69'	N19°27'38"W	58.60'
C7	25.00'	81°00'39"	35.35'	N54°16'01"W	32.48'
C8	295.00'	24°08'12"	124.27'	N82°42'20"W	123.36'
C9	25.00'	101°16'56"	44.20'	S58°43'13"W	38.66'
C10	245.00'	18°38'27"	79.71'	S01°14'24"E	79.36'
C11	25.00'	79°50'09"	34.84'	S50°28'37"E	32.09'
C12	60.00'	259°49'05"	272.08'	S39°31'23"W	92.05'
C13	295.00'	22°11'37"	114.27'	N00°32'10"E	113.56'
C14	25.00'	82°16'13"	35.90'	N29°30'13"W	32.90'
C15	25.00'	90°00'00"	39.28'	N64°21'41"E	35.36'
C16	25.00'	90°00'00"	39.28'	N25°38'19"W	35.36'
C17	25.00'	87°16'56"	38.09'	S65°43'13"W	34.51'
C18	205.00'	14°33'22"	52.08'	S29°21'23"W	51.94'
C19	205.00'	20°56'32"	74.93'	S47°06'12"W	74.51'
C20	25.00'	85°00'52"	37.10'	S15°03'57"W	33.79'
C21	541.00'	8°35'40"	81.15'	S23°08'41"E	81.07'
C22	459.00'	27°14'19"	218.21'	N32°27'56"W	216.16'
C23	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C24	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C25	25.00'	79°50'09"	34.84'	S86°00'03"E	32.09'
C26	60.00'	259°49'05"	272.08'	S03°59'57"W	92.05'
C27	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C28	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C29	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C30	245.00'	69°05'12"	295.42'	S09°22'43"W	277.84'
C31	295.00'	69°05'12"	355.71'	N09°22'43"E	334.55'
C32	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C33	541.00'	8°30'16"	80.30'	N41°49'53"W	80.23'
C34	25.00'	84°50'25"	37.02'	N79°59'59"W	33.73'
C35	155.00'	20°56'32"	56.65'	S47°06'12"W	56.34'
C36	155.00'	17°16'28"	46.73'	S27°59'51"W	46.55'
C37	25.00'	90°00'00"	39.28'	S25°38'19"E	35.36'
C38	245.00'	44°31'37"	190.40'	N87°06'03"E	185.64'
C39	25.00'	78°36'07"	34.30'	S25°32'22"W	31.67'
C40	245.00'	11°23'58"	48.74'	S19°27'38"E	48.66'
C41	295.00'	9°55'21"	51.09'	S20°11'56"E	51.02'
C42	295.00'	3°08'12"	16.15'	N23°35'31"W	16.15'
C43	295.00'	6°43'54"	34.66'	N18°39'28"W	34.64'
C44	295.00'	1°31'53"	7.88'	N14°31'35"W	7.88'
C45	295.00'	14°46'54"	76.11'	N87°22'59"W	75.90'
C46	295.00'	9°21'18"	48.17'	N75°18'53"W	48.11'
C47	245.00'	8°06'59"	34.71'	S04°01'20"W	34.68'
C48	245.00'	10°31'28"	45.00'	S05°17'53"E	44.94'
C49	60.00'	54°56'56"	57.54'	N62°54'42"W	55.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C50	60.00'	87°46'50"	91.92'	N08°27'11"E	83.19'
C51	60.00'	53°30'52"	56.04'	N79°06'02"E	54.03'
C52	60.00'	40°06'16"	42.00'	S54°05'24"E	41.15'
C53	60.00'	23°28'11"	24.58'	S22°18'11"E	24.41'
C54	295.00'	0°08'52"	0.76'	N10°29'12"W	0.76'
C55	295.00'	8°17'24"	42.68'	N06°16'04"W	42.65'
C56	295.00'	8°08'59"	41.96'	N01°57'07"E	41.93'
C57	295.00'	5°36'22"	28.86'	N08°49'48"E	28.85'
C58	205.00'	6°13'06"	22.25'	N25°11'15"E	22.24'
C59	205.00'	8°20'16"	29.83'	N32°27'56"E	29.81'
C60	205.00'	9°19'03"	33.34'	N41°17'27"E	33.30'
C61	205.00'	9°50'11"	35.19'	N50°52'05"E	35.15'
C62	205.00'	1°47'17"	6.40'	N56°40'49"E	6.40'
C63	459.00'	7°42'04"	61.69'	S22°41'49"E	61.65'
C64	459.00'	7°47'05"	62.36'	S30°26'24"E	62.32'
C65	459.00'	7°56'40"	63.64'	S38°18'16"E	63.59'
C66	459.00'	3°48'29"	30.51'	S44°10'51"E	30.50'
C67	25.00'	71°19'06"	31.12'	N81°44'32"W	29.15'
C68	60.00'	129°54'43"	136.04'	S60°57'14"E	108.72'
C69	60.00'	85°11'06"	89.21'	S46°35'40"W	81.21'
C70	60.00'	36°04'36"	37.78'	N72°46'29"W	37.16'
C71	60.00'	8°38'40"	9.05'	N50°24'51"W	9.04'
C72	245.00'	9°43'29"	41.58'	S39°03'35"W	41.53'
C73	245.00'	15°52'33"	67.89'	S26°15'34"W	67.67'
C74	244.99'	17°53'10"	76.48'	S09°22'42"W	76.17'
C75	244.99'	17°53'09"	76.48'	S08°30'27"E	76.17'
C76	245.00'	7°42'51"	32.99'	S21°18'27"E	32.96'
C77	295.00'	0°09'34"	0.82'	N25°05'06"W	0.82'
C78	295.00'	7°37'50"	39.29'	N21°11'24"W	39.26'
C79	295.00'	8°57'14"	46.10'	N12°53'52"W	46.05'
C80	295.00'	8°57'14"	46.10'	N03°56'38"W	46.05'
C81	295.00'	8°03'31"	41.49'	N04°33'44"E	41.46'
C82	295.00'	8°03'31"	41.49'	N12°37'14"E	41.46'
C83	295.00'	8°03'30"	41.49'	N20°40'45"E	41.46'
C84	295.00'	8°03'30"	41.49'	N28°44'15"E	41.46'
C85	295.00'	6°49'27"	35.14'	N36°10'44"E	35.11'
C86	295.00'	4°19'52"	22.30'	N41°45'23"E	22.29'
C87	155.00'	9°56'30"	26.90'	S52°36'12"W	26.86'
C88	155.00'	11°00'02"	29.76'	S42°07'56"W	29.71'
C89	155.00'	10°08'50"	27.45'	S31°33'40"W	27.41'
C90	155.00'	7°07'38"	19.28'	S22°55'26"W	19.27'
C91	245.00'	14°18'38"	61.19'	S77°47'27"E	61.03'
C92	245.00'	24°15'58"	103.76'	N82°55'15"E	102.99'
C93	245.00'	5°57'01"	25.44'	N67°48'46"E	25.43'
C94	245.00'	2°54'57"	12.47'	S15°13'07"E	12.47'
C95	245.00'	8°29'01"	36.28'	S20°55'06"E	36.24'
C96	295.00'	5°06'38"	26.31'	N22°36'17"W	26.30'
C97	295.00'	4°48'43"	24.78'	N17°38'38"W	24.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°40'48"W	120.60'
L2	N41°45'42"W	124.35'
L3	N25°07'17"W	100.16'
L4	N01°54'30"E	58.44'
L5	N17°38'58"E	56.90'
L6	N70°39'39"W	76.69'
L7	S70°38'09"E	108.71'
L8	N19°21'51"E	50.00'
L9	N70°38'09"W	109.78'
L10	S71°29'13"E	78.74'
L11	S12°07'41"W	74.06'
L12	S08°33'53"W	108.02'
L13	S04°18'30"E	55.52'
L14	S04°54'12"E	104.94'
L15	S13°32'40"E	122.46'
L16	N62°38'37"E	62.93'
L17	N65°26'31"E	57.07'
L18	N71°11'07"E	82.00'
L19	N13°14'48"E	36.58'
L20	S76°45'12"E	114.92'
L21	S46°21'51"E	50.00'
L22	S43°38'09"W	0.26'
L23	S09°22'43"W	44.81'
L24	S17°26'46"E	44.27'
L25	S46°04'59"E	50.75'
L26	S43°55'01"W	11.30'
L27	S64°50'26"W	50.01'
L28	S64°50'26"W	90.01'
L29	S64°50'26"W	115.01'
L30	S25°09'34"E	45.01'
L31	N64°50'26"E	115.01'
L32	S25°09'34"E	40.01'
L33	S23°23'09"E	60.36'
L34	S15°14'18"E	40.01'
L35	S74°45'42"W	115.01'
L36	N15°14'18"W	15.26'
L37	S74°45'42"W	50.01'
L38	S15°14'18"E	15.26'
L39	S74°45'42"W	115.02'
L40	N20°05'02"W	51.69'
L41	N25°09'34"W	40.01'
L42	N64°50'26"E	115.01'
L43	N25°09'34"W	45.01'
L44	N25°09'34"W	54.06'
L45	N13°45'41"W	18.31'
L46	N70°38'19"W	25.61'
L47	S10°33'33"E	15.21'
L48	N10°33'33"W	98.88'
L49	S18°50'53"E	17.03'
L50	N18°51'01"W	16.98'
L51	S25°09'34"E	24.39'
L52	N25°09'34"W	24.18'
L53	N46°04'59"W	104.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L54	S70°38'19"E	34.45'
L55	N64°50'26"E	68.60'
L56	S64°50'26"W	82.11'
L57	S13°45'41"E	18.02'
L58	S25°09'34"E	54.06'
L59	N75°23'27"E	46.32'
L60	S22°29'23"W	64.45'
L61	S33°23'41"W	53.01'
L62	S41°02'44"W	54.34'
L63	S51°01'32"W	57.03'
L64	S57°25'03"W	41.32'
L65	S39°34'38"W	57.47'
L66	N80°40'57"E	53.77'
L67	S21°06'57"E	54.88'
L68	S25°09'31"E	50.01'
L69	N11°18'55"E	68.67'
L70	N11°18'55"E	68.99'
L71	N11°18'55"E	58.56'
L72	N13°40'13"E	57.60'
L73	N20°26'02"E	57.54'
L74	N29°49'21"E	57.49'
L75	N29°49'21"E	58.51'
L76	N43°55'01"E	40.01'
L77	N43°55'01"E	40.01'
L78	N43°55'01"E	40.01'
L79	N43°55'01"E	40.01'
L80	N43°55'01"E	40.01'
L81	N43°55'01"E	40.01'
L82	N43°55'01"E	40.01'
L83	N43°55'01"E	40.01'
L84	N43°55'01"E	40.01'
L85	N43°55'01"E	50.01'
L86	S43°55'01"W	50.01'
L87	S43°55'01"W	50.01'
L88	S43°55'01"W	50.01'
L89	S43°55'01"W	50.01'
L90	S43°55'01"W	33.45'
L91	S43°55'01"W	50.41'
L92	S43°55'01"W	50.41'
L93	S43°55'01"W	47.39'
L94	S43°55'01"W	28.36'
L95	S29°49'21"W	16.99'
L96	S29°49'21"W	35.01'
L97	S29°49'21"W	35.63'
L98	S29°49'21"W	28.37'
L99	S20°26'02"W	16.11'
L100	S20°02'08"W	44.01'
L101	S13°40'13"W	45.23'
L102	S11°48'03"W	47.42'
L103	S11°18'55"W	50.50'
L104	S11°18'55"W	52.52'
L105	S11°18'55"W	55.55'
L106	N85°23'57"E	18.29'



Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001

DRAWING NO.:
1434-001-PLS2P3

PLOT DATE:
06/02/2022

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
02 OF 04

FINAL SUBDIVISION PLAT:
HYMEADOW SECTION TWO,
PHASE THREE
HAYS COUNTY, TEXAS

NOTES:

1. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
2. TYPICAL LOT SIZE 40'X115'
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
4. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE- DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS IN THE HEMPHILL CREEK WATERSHED, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725. SUBCHAPTER 3.02. REFER TO THE FLOODPLAIN STUDY AND DETENTION ANALYSIS REPORTS BY BINKLEY & BARFIELD, INC. DATED DECEMBER 2019 FOR HYMEADOW PRE AND POST DEVELOPMENT FLOWS.
5. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
6. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705. SUBCHAPTER 8.03.
7. THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINES WHICH FLOW INTO A LIFT STATION. THEN THE WASTEWATER WILL FLOW THROUGH A FORCE MAIN TO THE WASTEWATER TREATMENT PLANT ON THE SOUTH SIDE OF HEMPHILL CREEK.
8. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
9. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ISLA LANE, LITTLE RIVER ROAD, COUNTRY COMMONS LANE, ALTERRA WAY, LINNET LANE, HAYWOOD MANOR, AND ESTALLO WAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS AT THE TIME OF DEVELOPMENT.
11. FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
13. UTILITY INFORMATION:
WATER: MAXWELL W.S.C.
SEWER: AQUA TEXAS, INC.
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
14. THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
15. LOT 12, BLOCK C, LOT 15, BLOCK F AND LOT 18, BLOCK G, ARE OPEN SPACE LOTS TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THESE LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
17. THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR HYMEADOW SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER.
18. DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES AND OPEN SPACE DRAINAGE WAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. PARKLAND DEVELOPMENT FEE HAS BEEN ADDRESSED IN PICP PERMIT No. 2021-34629.
20. CORNER LOTS LOCATED ALONG ALTERRA WAY SHALL NOT TAKE ACCESS FROM ALTERRA WAY. DRIVEWAY FOR THESE LOTS SHALL BE LOCATED ALONG THE PROPERTY LINE AWAY FROM ALTERRA WAY.

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 29.215 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 90.264 ACRE TRACT OF LAND CONVEYED IN THE SPECIAL WARRANTY DEED FROM K MARCOS, LLC, TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DOING BUSINESS AS BROHN PROPERTIES GROUP, INC., OF RECORD IN DOCUMENT NO. 19005818, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT); SAID 29.215 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch rebar with "CHAPARRAL BOUNDARY" cap found on a southwesterly line of said 90.264 acre, being a northwest corner of Hymeadow Section Two, Phase 2, a proposed subdivision and a southwest corner herein.

THENCE with the west line of said 90.264 acre tract, the following thirty (30) courses and distances:

- 1.North 11'40'48" West, a distance of 120.60 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 2.North 41'45'42" West, a distance of 124.35 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 3.North 25'07'17" West, a distance of 100.16 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 4.North 01'54'30" East, a distance of 58.44 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 5.North 17'38'58" East, a distance of 56.90 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 6.North 19'21'51" East, a distance of 161.28 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 7.North 70'39'39" West, a distance of 76.69 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 8.North 15'15'14" East, a distance of 446.70 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 9.South 70'38'09" East, a distance of 108.71 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 10.North 19'21'51" East, a distance of 50.00 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 11.North 70'38'09" West, a distance of 109.78 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 12.North 18'08'21" East, a distance of 154.30 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 13.North 27'59'29" East, a distance of 247.95 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 14.North 20'45'24" East, a distance of 558.97 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 15.South 71'29'13" East, a distance of 78.74 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 16.South 12'07'41" West, a distance of 74.06 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 17.South 08'33'53" West, a distance of 108.02 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 18.South 04'18'30" East, a distance of 55.52 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 19.South 04'54'12" East, a distance of 104.94, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 20.South 13'32'40" East, a distance of 122.46 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 21.North 62'38'37" East, a distance of 62.93 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 22.North 65'26'31" East, a distance of 57.07 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 23.North 71'11'07" East, a distance of 82.00 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 24.with a curve to the right, having a radius of 559.00 feet, a delta angle of 32°03'40", an arc length of 312.80 feet, and a chord which bears North 02°47'03" West, a distance of 308.74 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 25.North 13°14'48" East, a distance of 36.58 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 26.South 76°45'12" East, a distance of 114.92 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 27.South 46°04'37" East, a distance of 468.71 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 28.South 46°21'51" East, passing at a distance of 30.53 feet, a calculated northwest corner of that 38.795 acre tract described in the Special Warranty Deed to Arroyo Cap II-1, LLC, of record in Document No. 20052471, OPRHCT, and continuing for a total distance of 50.00 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,

29.South 43°38'09" West, with the southwest line of said 38.795 acre tract, a distance of 0.26 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found, and

30.South 46°06'04" East, a distance of 145.55 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,

THENCE leaving said southwest line and crossing said 90.264 acre tract, the following twenty-seven (27) courses and distances:

- 1.South 43°55'01" West, a distance of 892.53 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 2.South 09°22'43" West, a distance of 44.81 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 3.South 17°26'46" East, a distance of 44.27 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 4.South 46°04'59" East, a distance of 50.75 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 5.South 43°55'01" West, a distance of 11.30 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 6.with a curve to the right, having a radius of 245.00 feet, a delta angle of 21°53'38", an arc length of 93.62 feet, and a chord which bears South 54°50'26" West, a distance of 93.05 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 7.with a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.28 feet, and a chord which bears North 70°09'34" West, a distance of 35.36 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 8.South 64°50'26" West, a distance of 50.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 9.with a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.28 feet, and a chord which bears South 19°50'26" West, a distance of 35.36 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 10.South 64°50'26" West, a distance of 90.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 11.South 25°09'34" East, a distance of 300.04 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 12.South 64°50'26" West, a distance of 115.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 13.South 25°09'34" East, a distance of 45.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 14.North 64°50'26" East, a distance of 115.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 15.South 25°09'34" East, a distance of 40.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 16.South 23°23'09" East, a distance of 60.36, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 17.South 15°14'18" East, a distance of 40.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 18.South 74°45'42" West, a distance of 115.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 19.North 15°14'18" West, a distance of 15.26 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 20.South 74°45'42" West, a distance of 50.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 21.South 15°14'18" East, a distance of 15.26 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 22.South 74°45'42" West, a distance of 115.02, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 23.North 20°05'02" West, a distance of 51.69, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 24.North 25°09'34" West, a distance of 40.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 25.North 64°50'26" East, a distance of 115.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,
- 26.North 25°09'34" West, a distance of 45.01 feet, to a 1/2-inch rebar with "CHAPARRAL BOUNDARY" cap found,


South 64°50'26" West, a distance of 382.13 feet to the POINT OF BEGINNING, containing 29.215 Acres of land, more or less.

SINGLE FAMILY LOTS – AREA SUMMARY

BLOCK A:			BLOCK D:			BLOCK F:		
Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.
1	0.11	4,610	1	0.24	10,332	1	0.14	6,177
2	0.13	5,774	2	0.19	8,273	2	0.12	5,113
3	0.11	4,601	3	0.13	5,617	3	0.11	4,601
4	0.11	4,601	4	0.12	5,382	4	0.11	4,601
5	0.11	4,601	5	0.20	8,820	5	0.11	4,601
6	0.11	4,601	6	0.17	7,342	6	0.11	4,601
7	0.11	4,601	7	0.14	5,883	7	0.11	4,601
8	0.11	4,569	8	0.13	5,654	8	0.11	4,601
9	0.12	5,297	9	0.13	5,631	9	0.12	5,155
			10	0.13	5,606	10	0.12	5,259
			11	0.12	5,406	11	0.11	4,654
BLOCK B:			12	0.11	4,807	12	0.14	6,158
Lot	Acres	Sq. Ft.	13	0.11	4,801	13	0.15	6,545
1	0.16	7,161	14	0.11	4,801	14	0.18	7,707
2	0.11	4,601	15	0.11	4,801			
3	0.11	4,951	16	0.11	4,801	BLOCK G:		
4	0.11	4,951	17	0.11	4,801	Lot	Acres	Sq. Ft.
5	0.11	4,951	18	0.11	4,801	1	0.40	17,511
6	0.11	4,954	19	0.11	4,801	2	0.24	10,397
7	0.12	5,338	20	0.11	4,801	3	0.27	11,718
8	0.13	5,783	21	0.14	5,867	4	0.24	10,293
9	0.15	6,702	22	0.14	6,257	5	0.22	9,653
10	0.17	7,579	23	0.15	6,632	6	0.24	10,269
11	0.25	10,862	24	0.17	7,240	7	0.14	5,862
12	0.34	14,833	25	0.18	7,827	8	0.11	4,795
13	0.28	12,378	26	0.16	6,962	9	0.11	4,796
14	0.20	8,540	27	0.18	7,738	10	0.11	4,796
15	0.15	6,325	28	0.17	7,418	11	0.11	4,796
16	0.20	8,695	29	0.15	6,862	12	0.11	4,796
17	0.14	6,239	30	0.14	6,168	13	0.11	4,796
18	0.12	5,133	31	0.15	6,887	14	0.11	4,796
19	0.13	5,860	32	0.14	6,048	15	0.11	4,797
			33	0.13	5,800	16	0.11	4,799
BLOCK C:			34	0.13	5,700	17	0.19	8,050
Lot	Acres	Sq. Ft.	35	0.14	5,925	18	0.32	13,993
1	0.13	5,525	36	0.15	6,433			
2	0.11	4,601	37	0.17	7,184	BLOCK H:		
3	0.11	4,716	38	0.18	7,846	Lot	Acres	Sq. Ft.
4	0.11	4,831	39	0.20	8,715	1	0.13	5,617
5	0.11	4,831	40	0.11	4,801	2	0.12	5,061
6	0.11	4,831	41	0.11	4,801	3	0.12	5,061
7	0.11	4,831	42	0.11	4,801	4	0.12	5,061
8	0.11	4,831	43	0.13	5,715	5	0.12	5,061
9	0.11	4,831				6	0.12	5,061
10	0.11	4,831	BLOCK E:			7	0.12	5,061
11	0.13	5,615	Lot	Acres	Sq. Ft.	8	0.12	5,337
			1	0.19	8,161			
			2	0.15	6,333			
			3	0.14	6,179			
			4	0.13	5,717			
			5	0.13	5,685			
			6	0.11	4,601			
			7	0.11	4,601			
			8	0.11	4,601			
			9	0.11	4,601			
			10	0.11	4,601			
			11	0.11	4,601			
			12	0.11	4,601			
			13	0.11	4,601			
			14	0.13	5,617			

OPEN SPACE LOTS – AREA SUMMARY

BLOCK C:			
LOT 12	0.897	39,079	Sq Feet
BLOCK F:			
LOT 15	3.345	145,703	Sq Feet
NAME	LENGTH	R.O.W. WIDTH	CLASSIFICATION
LINNET LANE	428	50'	LOCAL
ESTALLO WAY	498	82'	LOCAL
ISLA LANE	1445	50'	LOCAL
LITTLE RIVER ROAD	135	50'	LOCAL
ALTERRA WAY	549	82'	MAJOR COLLECTOR
HAYWOOD MANOR	1180	50'	LOCAL
COUNTRY COMMONS LANE	461	50'	LOCAL



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001

DRAWING NO.:
1434-001-PLS2P3

PLOT DATE:
05/05/2022

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
03 OF 04

FINAL SUBDIVISION PLAT:
HYMEADOW SECTION TWO,
PHASE THREE
HAYS COUNTY, TEXAS

OWNER’S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES: BY AND THROUGH ADAM BOEING, VICE PRESIDENT AS OWNER OF THE REMAINDER OF THAT 90.264 ACRE TRACT SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 29.215 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

HYMEADOW SECTION TWO, PHASE THREE

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION
BROHN HOMES, ITS SUBSIDIARY

_____, VICE PRESIDENT

CLAYTON PROPERTIES GROUP, INC.
ADAM BOENIG, VICE PRESIDENT
6720 VAUGHT RANCH RD.
AUSTIN, TX 78730

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS __ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR’S CERTIFICATION:

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per “The Board of Professional Engineers and Land Surveyors” Texas Administrative Code, Title 22 - Part 6, Chapter 138, Subchapter B, Rule §138.33.(e))

BRYAN D. NEWSOME, R.P.L.S. NO. 5657
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724
TBPLS FIRM NO. 10124500

ENGINEER’S CERTIFICATION:

I, DAVID CALABUIG, SR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF TAYLOR HUGHES, P.E. #132787, DATE 05/21/2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(E)

DAVID CALABUIG, SR., P.E. NO. 92786
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE, SUITE 200
ROUND ROCK, TEXAS 78664
(512) 292-0006
TBPE FIRM REGISTRATION NO. F-257

HAYS COUNTY
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY WATER/ WASTEWATER NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF

_____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

C.I.P. ENGINEERING DATE

DIRECTOR DATE
PLANNING AND DEVELOPMENT SERVICES

RECORDING SECRETARY DATE


CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 20____, AT ____ O’CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____A.D., 20____.

ELAINE H. CARDENAS
COUNTY CLERK



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001

DRAWING NO.:
1434-001-PLS2P3

PLOT DATE:
06/02/2022

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
04 OF 04

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Stephen Sherrill	Property Owner	Clayton Properties Group, Inc., dba Brohn Homes
Company	Binkley & Barfield, Inc.	Company	Clayton Properties Group, Inc., dba Brohn Homes
Mailing Address	2401 Double Creek Drive #200, Round Rock, TX 78664	Mailing Address	6720 Vaught Ranch Rd. Suite 200, Austin, TX 78730
Phone #	512-292-006	Phone #	512-320-8833
Email	ssherrill@binkleybarfield.com	Email	bradb@brohnhomes.com

PROPERTY INFORMATION

Proposed Subdivision Name: Hymeadow Section 2, Phase 3

Subject Property Address or General Location: Northwest of the SH-21/FM-1966 Intersection

Acres: 29.21 **Tax ID #: R** 167422

Located in: ☐ City Limits ☒ Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: ☒ Final Subdivision Plat ☐ Final Development Plat

Current Number of Lots: 1 **Current Land Use:** Agriculture

Proposed Number of Lots: 138 **Proposed Land Use:** Single Family

AUTHORIZATION

I certify that the information on this application is accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,321 plus \$100 per acre **Technology Fee \$13** **MAXIMUM COST \$2,513**

\$1,321 + (\$100 per ac X 29.2 ac) + \$13 = \$4,241.00 Therefore \$2,513 MAX

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- ☒ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- ☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- ☐ The attached Minor / Amending / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: 


Date: 3-15-21

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed* and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.

- ☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: 

Date: 3-15-21

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- ☐ Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- ☐ Recording Fee: \$ _____
- ☐ Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$ _____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.



PC-21-23

Hymeadow, Section 2, Phase 3

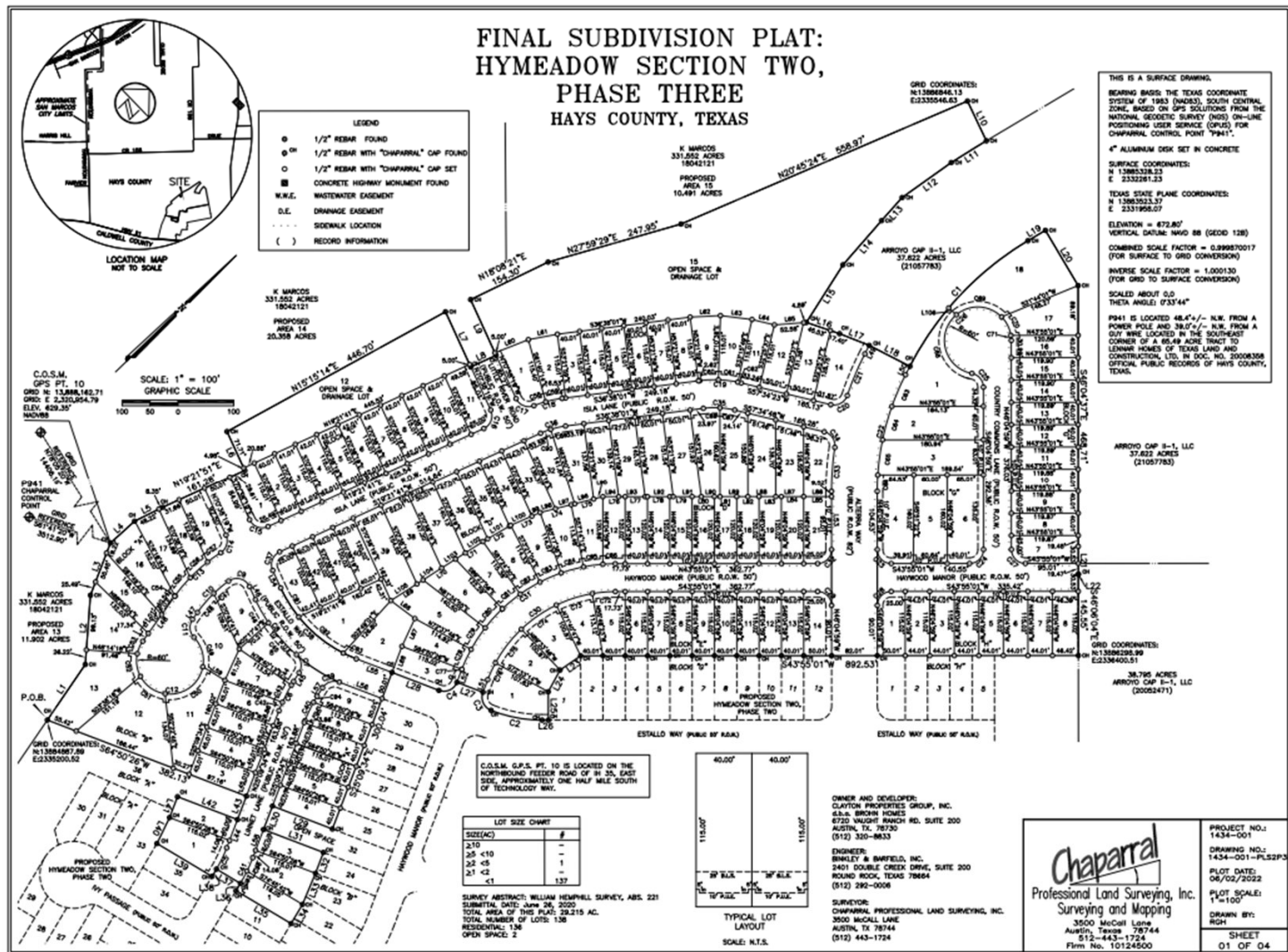
Consider a request for BGE, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 29.215 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located north of Yarrington Road, west of State Highway 21 (A. Brake)



Property Information

- Approximately 29.215 acres
- 136 lots proposed
- ETJ







Recommendation

- Staff recommends **approval** of the plat as presented.



Legislation Text

File #: CUP-23-12, **Version:** 1

AGENDA CAPTION:

CUP-23-12 (Bazaar) Hold a public hearing and consider a request by Mike Dawoud, on behalf of Bazaar, for a new Conditional Use Permit to allow the sale of Mixed Beverages, located at 202 N. LBJ Drive (C. Garrison)

Meeting date: June 13, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☒ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Vision San Marcos - A River Runs Through Us

Background Information:

This is the previous location of Vodka Street. The current applicant is the owner of The Marc and intends to operate a restaurant at this location.

Council Committee, Board/Commission Action:

N/A

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **Approval** with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met;
2. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times as set forth in Section 5.1.5.5(B)(4)(b)(7);
3. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(B)(4)(b), Eating Establishments - Downtown CBA Boundary;
4. The permit shall be valid upon the issuance of a certificate of occupancy;
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Conditional Use Permit	202 N LBJ Suite 101
CUP-23-12	Bazaar



Summary

Request:	New Conditional Use Permit		
Applicant:	Mike Dawoud 202 SM TX LLC 1101 Tate Drive San Marcos, TX 78666	Property Owner:	202 N LBJ Venture Group, LP 2606 RR 620 Austin, TX 73734
CUP Expiration:	N/A	Type of CUP:	CBA Restaurant Mixed Beverage
Interior Floor Area:	4630 sq ft	Outdoor Floor Area:	N/A
Parking Required:	N/A within CBA	Parking Provided:	No
Days & Hours of Operation:	Monday: 4pm – 1am Tuesday: 4pm – 1am Wednesday: 4pm – 1am Thursday: 4pm – 2am Friday: 4pm – 2am Saturday: 11am - 2am Sunday: 11am - 2am		

Notification

Posted:	5/25/2023	Personal:	5/25/2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Original Town of San Marcos, Block 7, Lot 8, Acres 0.3029		
Location:	Corner of N LBJ Drive and E Hopkins Street		
Acreage:	0.405 Acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5D	Proposed Zoning:	Same
Existing Use:	Vacant	Proposed Use:	Restaurant
Preferred Scenario:	High Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	CBA: Downtown (CBA)	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	Downtown Historic District, National Register	My Historic SMTX Resources Survey:	Yes High Preservation Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Restaurant	High Intensity Zone
South of Property:	CD-5D	Coffee Shop/Restaurant	High Intensity Zone
East of Property:	CD-5D	Bar	High Intensity Zone
West of Property:	CD-5D	Bar	High Intensity Zone

Conditional Use Permit	202 N LBJ Suite 101
CUP-23-12	Bazaar



Staff Recommendation

Approval as Submitted	<u>X</u>	Approval with Conditions	Denial
1. The permit shall be valid for one (1) year, provided standards are met; 2. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times as set forth in Section 5.1.5.5(B)(4)(b)(7); 3. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(B)(4)(b), Eating Establishments – Downtown CBA Boundary; 4. The permit shall be valid upon the issuance of a certificate of occupancy; 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.			
Staff: Craig Garrison		Title : Planner	Date: 6/7/2023

History

This is the previous location of Vodka Street.

Additional Analysis

The current applicant is the owner of The Marc and intends to operate a restaurant at this location.

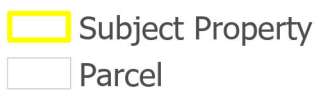
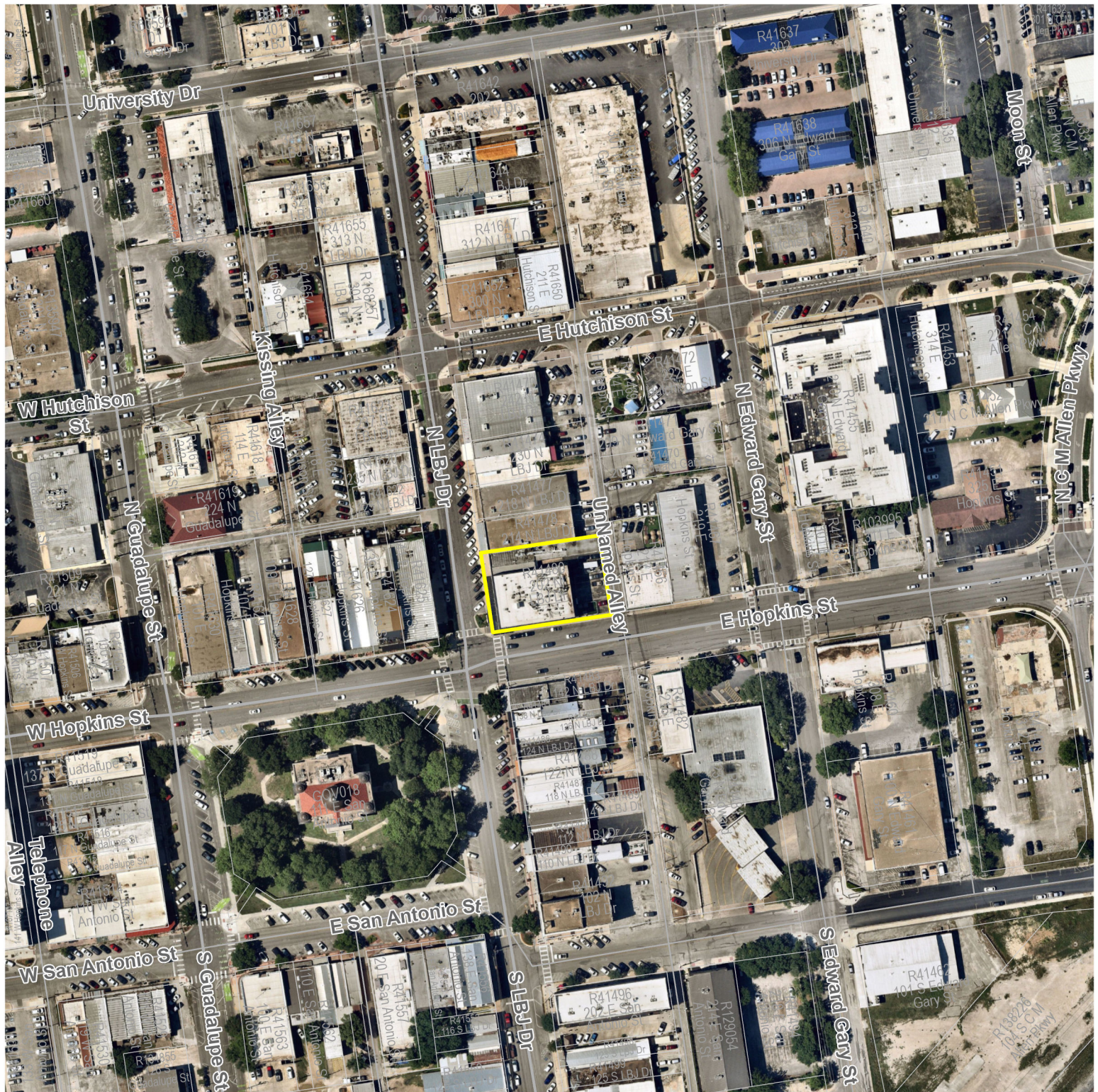
Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Conditional Use Permit	202 N LBJ Suite 101
CUP-23-12	Bazaar



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <i>Studies were not complete at the time of the request.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.

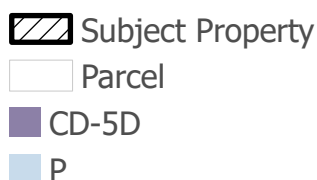


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/22/2023

Site Location

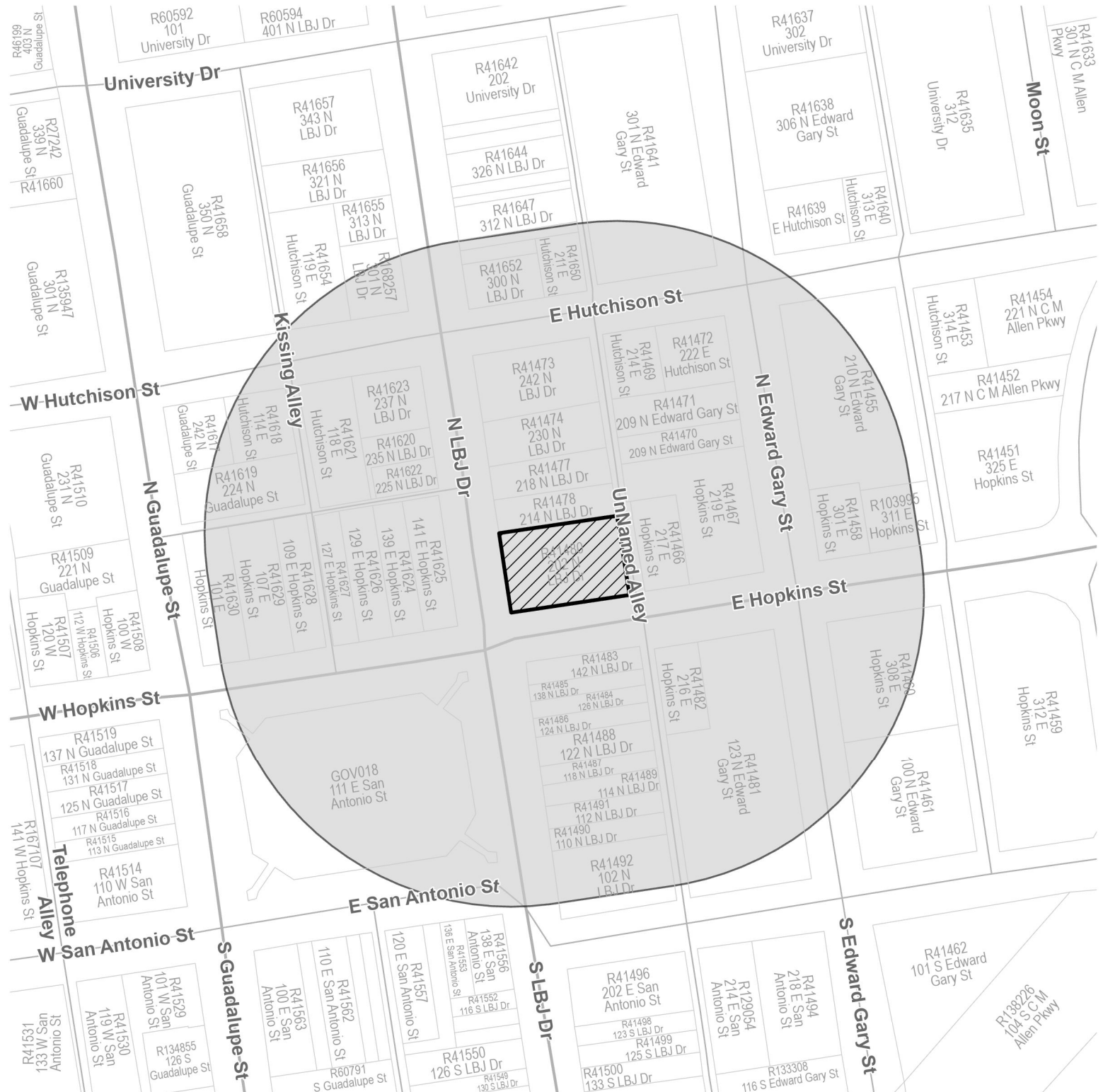







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Date: 5/30/2023





 Subject Property
 Parcel
 400ft Buffer



A horizontal number line is shown with tick marks at 0, 100, 200, and 400. The word "Feet" is written at the right end of the line. The segment between 100 and 200 is shaded gray.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/22/2023



PLANNING AND DEVELOPMENT SERVICES

5/25/2023



CUP-23-12

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
202 N LBJ Suite 101**

CUP-23-12 (Bazaar) Hold a public hearing and consider a request by Mike Dawoud, on behalf of 202 N LBJ Venture Group, LP, for a new Conditional Use Permit to allow the sale of Mixed Beverages, located at 700 N. LBJ Drive (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, June 13, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission:

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, Craig Garrison, **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-23-12**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner/Zip/State
41487	118-120 N LBJ DR, SAN MARCOS, TX 78666	118-120 N LBJ LLC	SAN MARCOS, TX 78666
41485	138 N LBJ DR, SAN MARCOS, TX 78666	126 & 138 N LBJ SERIES	AUSTIN, TX 78702-4205
41458	301 E HOPKINS ST, SAN MARCOS, TX 78666	13651 RESEARCH LTD	AUSTIN, TX 78746-6696
41480	202 N LBJ DR, SAN MARCOS, TX 78666	202 NORTH LBJ VENTURE GROUP LP	AUSTIN, TX 78734-2628
41469		214HUTCHISON LLC	SAN MARCOS, TX 78666-5063
41475	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666	230 N LBJ LLC	GEORGETOWN, TX 78628
103995	311 E HOPKINS ST, SAN MARCOS, TX 78666	311 EAST HOPKINS LLC	AUSTIN, TX 78735-6758
41630	101 E HOPKINS ST, SAN MARCOS, TX 78666	AIKEN, C H	BUDA, TX 78610-3008
41641	301 N EDWARD GARY ST, SAN MARCOS, TX 78666	AURELIUS LTD	SAN MARCOS, TX 78666-3854
41625	145 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	San Marcos, TX 78666-5611
41491	112 N LBJ DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 2, LLC	SAN MARCOS, TX 78666-5063
41623	237-245 N LBJ DR, SAN MARCOS, TX 78666	CASEY MANAGEMENT TRUST	AUSTIN, TX 78731
41622	225 N LBJ DR, SAN MARCOS, TX 78666	CHRISTAL JANAA & TOM	NEW BRAUNFELS, TX 78132-4608
41474	226 N LBJ DR, SAN MARCOS, TX 78666	COLGIN THOMAS W ESTATE	SAN MARCOS, TX 78666
41628	109-119 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	AUSTIN, TX 78735-1733
41486	124 N LBJ DR, SAN MARCOS, TX 78666	EFW HOLDINGS INC	SAN MARCOS, TX 78666
41617	242 N GUADALUPE ST, SAN MARCOS, TX 78666	GREATER TEXAS FEDERAL CREDIT UNION	AUSTIN, TX 78752
41461	100 N EDWARD GARY ST, SAN MARCOS, TX 78666	HANSON-SKILES CONSTANCE MARIE FAMILY BYPASS TRUST	SAN MARCOS, TX 78666-9542
41652	300 N LBJ DR, SAN MARCOS, TX 78666	HARTNETT ENTERPRISES SAN MARCOS LLC	COLLEYVILLE, TX 76034-5304
41467	219 E HOPKINS ST, SAN MARCOS, TX 78666	HAYSCO SM LLC	SAN MARCOS, TX 78666-5063
41620	235 N LBJ DR, SAN MARCOS, TX 78666	JG AND EM BURNSIDE LLC	IDAHO FALLS, ID 83404-7392
41650	211/215 E HUTCHISON ST, SAN MARCOS, TX 78666	KEYSTONE REAL ESTATE INVESTMENT LLC	BELLEVUE, WA 98009
41649	312 N LBJ DR, SAN MARCOS, TX 78666	KND'S BOUTIQUE LLC	SAN MARCOS, TX 78666
41472	222 E HUTCHISON ST, SAN MARCOS, TX 78666	MATT PATTERSON INS AGENCY INC	SAN MARCOS, TX 78666-5682
41490	110 N LBJ DR, SAN MARCOS, TX 78666	MLKSM LLC	AUSTIN, TX 78731
41492	102 N LBJ DR, SAN MARCOS, TX 78666	MLKSM LLC	AUSTIN, TX 78703-4516
41460	308 E HOPKINS ST, SAN MARCOS, TX 78666	NCNB TEXAS NATIONS BANK	CHARLOTTE, NC 28255
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	SAN MARCOS, TX 78666-5094
41483	142 N LBJ DR, SAN MARCOS, TX 78666	OUSEY, MICHAEL	SAN MARCOS, TX 78666-7335
41466	217 E HOPKINS ST, SAN MARCOS, TX 78666	PIPER JAMES M & TAMARA P	SAN MARCOS, TX 78666-1847
41479	214 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY PARTNERS LLC	AUSTIN, TX 78716-2304
41455	210 N EDWARD GARY ST, SAN MARCOS, TX 78666	SAN MARCOS TX STUDENT HOUSING LLC	MEMPHIS, TN 38120-4130
41488	122 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L LIVING TRUST	AUSTIN, TX 78737-8856
41473	242 LBJ DR, SAN MARCOS, TX 78666	SHYPENN LTD	NEW BRAUNFELS, TX 78132-4179
41476	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666	SLACK JOHN MARK	SAN MARCOS, TX 78666
41624	139 E HOPKINS ST, SAN MARCOS, TX 78666	SLOAN JAMES LLC	SAN MARCOS, TX 78666-5678
41477	218-220 N LBJ DR, SAN MARCOS, TX 78666	TARRANT, LINDA LEWIS	HUNT, TX 78024-0199
41482	216 E HOPKINS ST, SAN MARCOS, TX 78666	TEXAS P B REAL ESTATE LP	GLASOW, KY 42141-2413
41621		TEXAS STATE UNIVERSITY-SAN MARCOS	SAN MARCOS, TX 78666-4684
41481	123 EDWARD GARY ST, SAN MARCOS, TX 78666	VICTORIA BANK & TRUST	AUSTIN, TX 78701-2750
41489	114-116 N LBJ DR, SAN MARCOS, TX 78666	WALDRIP CHARLES M JR & MARTHA JANE	SAN MARCOS, TX 78667-0805



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) BAZAR			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) 202 SM TX LLC			
3. Type of Owner <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Other: _____			
4. Location Address 202 N. LBJ Drive, Suite 101			
City San Marcos		County Hays	State TX
Zip Code 78666			
5. Mailing Address 202 N. LBJ Drive, Suite 101			
City San Marcos		County Hays	State TX
Zip Code 78666			
6. Business Telephone Number (512) 787 3771		Alternate Telephone Number	E-mail Address omarafterdark@gmail.com
7. Application for:			
<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Reinstatement	License/Permit Number	<input type="checkbox"/> Reinstatement and Change of Trade Name
	<input type="checkbox"/> Change of Location	License/Permit Number	<input type="checkbox"/> Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> P Package Store Permit	
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> Q Wine Only Package Store	
<input type="checkbox"/> LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input checked="" type="checkbox"/> MB Mixed Beverage	
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input checked="" type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> WP Waterpark Permit	
<input type="checkbox"/> BP Brewpub License	<input checked="" type="checkbox"/> LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> S Nonresident Seller's Permit	
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> SD Brewer's Self-Distribution License	
<input type="checkbox"/> BN Nonresident Brewer's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit	
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit	
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
<input type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	<input type="checkbox"/> Sporting Arena
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input type="checkbox"/> Restaurant	

Bazaar Food Menu

(Items subject to change due to seasonality)

Salads - \$8

Chopped Salad
Greek Salad

6 Wings - \$12

Buffalo Mild, Medium, Hot
BBQ
Mango Habanero
Buffalo Cauliflower

Greens or Grains Bowls - \$13

Gyro
Queso & Peppers
Pulled Pork
Chicken Parmesan
Roast Beef Poutine
Tex Mex Burger
Buffalo Fries
Alsatian Fries
Beef Poke
Veggie

Entrees(only available for dinner 4:30pm – close)

Crispy Skin Salmon & Broccoli - \$18
Roasted Half-Chicken & Crispy Potatoes - \$22
Seared Hanger Steak & Peppers - \$25

Snacks

Onion Rings - \$5
Fried Pickles - \$6
Beef Sliders - \$10
Philly Cheesesteak Eggrolls - \$9
Crispy Asian Ribs - \$10
Corndog Bites - \$8

Sweets - \$7

Candied Bacon Strips
Churro Fries
French Toast Sticks
Chocolate Sundae Fries



COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: Bazaar SMTX
Location: San Marcos, Texas
Climate Zone: 2a
Project Type: Addition

Construction Site: 202 N LBJ Drive, Suite 101 San Marcos, Texas 78666	Owner/Agent: 202 SM TX, LLC 202 N LBJ Drive San Marcos, Texas 78666	Designer/Contractor: Jarett Bostick Greyskull Productions 539 Harvey St. #1 San Marcos, Texas 78666 512-468-7580 greyskullproductions@gmail.com
---	--	---

Mechanical Systems List
QuantitySystem Type & Description

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

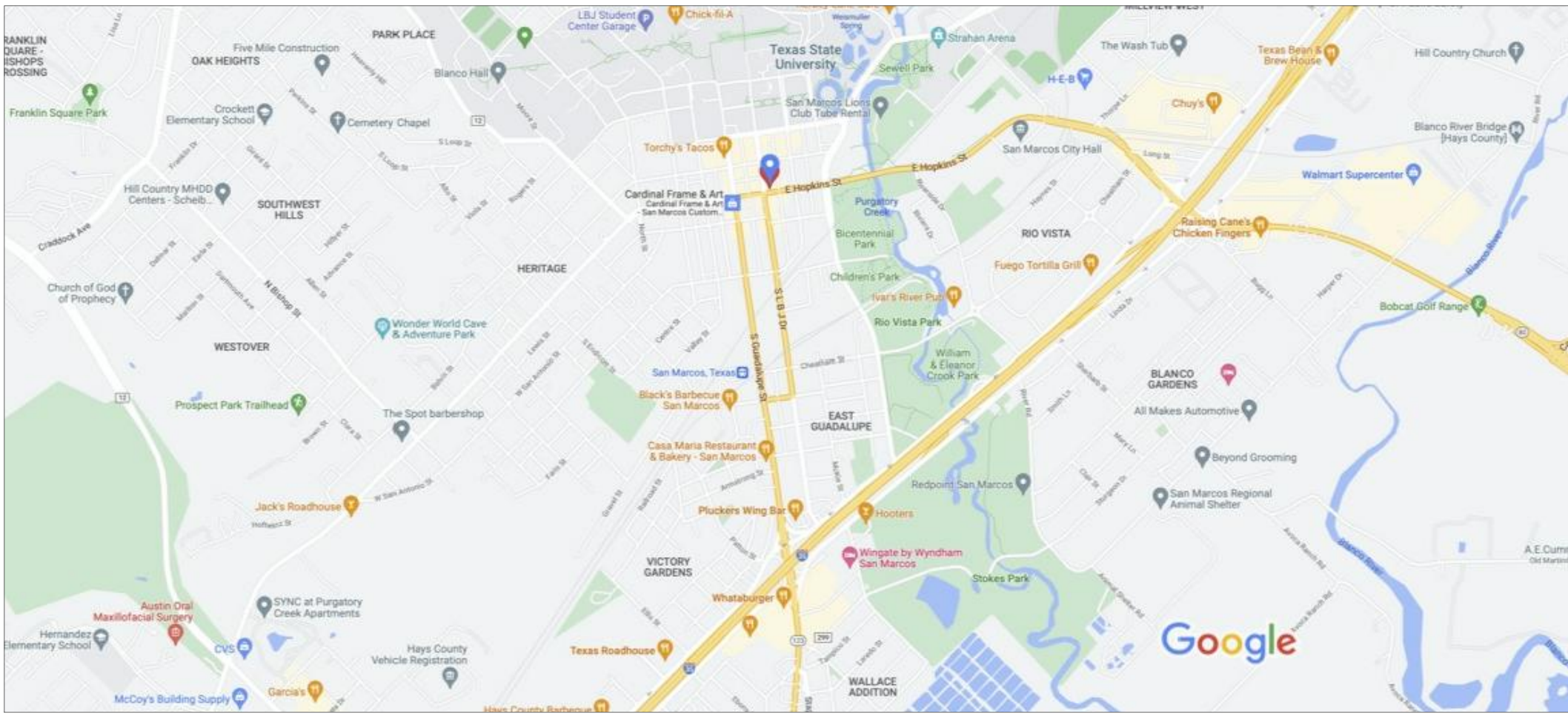
_____ Name - Title	_____ Signature	_____ Date
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TENANT INTERIOR PROJECT FOR:

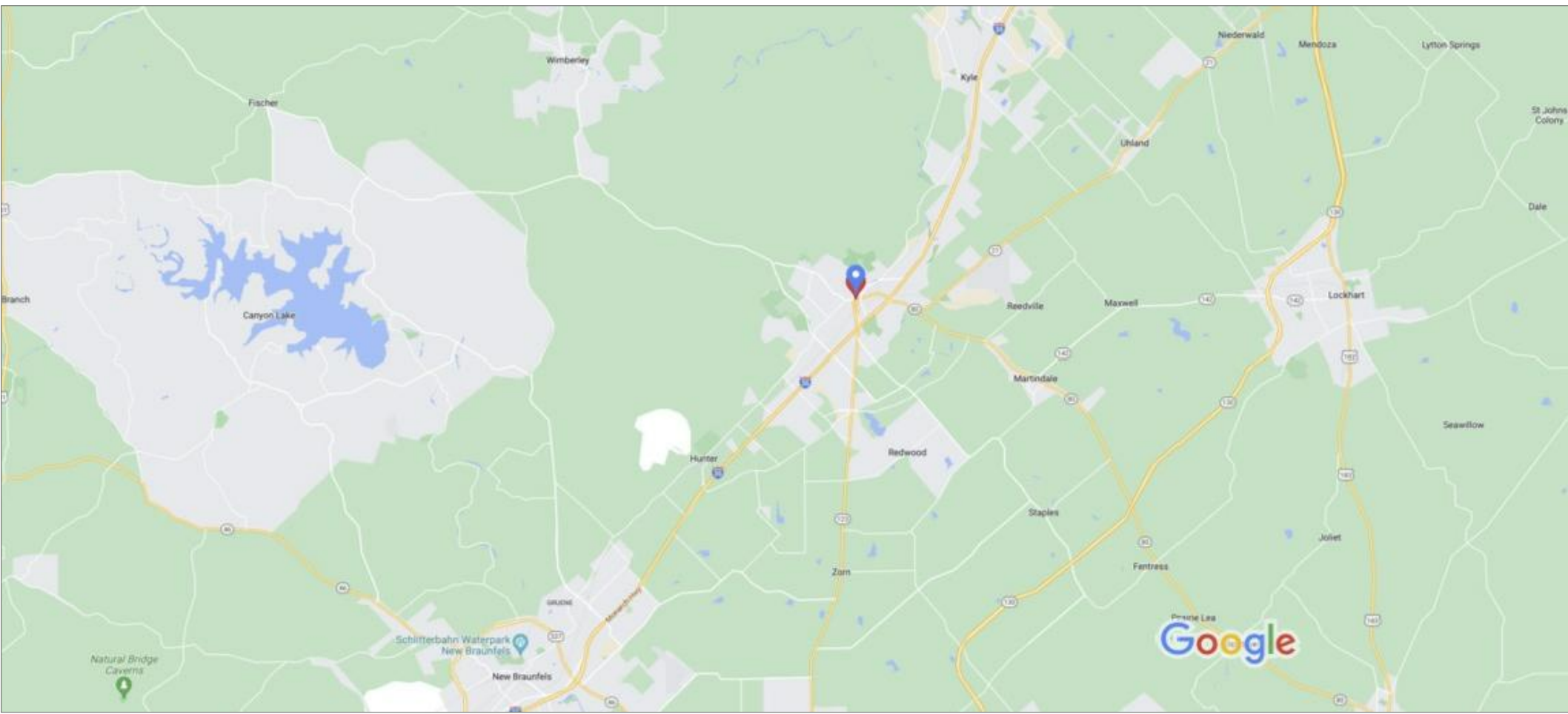
BAZAAR

202 N LBJ DRIVE, SUITE 101, SAN MARCOS, TEXAS 78666

TDLR# TABS2023013160



VICINITY MAP



LOCATION MAP

PROJECT INFORMATION

PROJECT ADDRESS: 202 N LBJ DRIVE, SUITE 101
SAN MARCOS, TEXAS 78666

PROJECT NAME: BAZAAR

PROJECT DESCRIPTION: TENANT INTERIOR FINISH OUT FOR A NEW RESTAURANT AND BAR

PROJECT OCCUPANCY: 4,630 SF TENANT SPACE OCCUPANCY CLASSIFICATION: A-2 RESTAURANT
3,172 SF DINING/BAR SEATING UNCONCENTRATED 1:15 = 211 OCCUPANTS
203 SF STANDING ROOM ONLY 1:7 = 29 OCCUPANTS
1,255 SF OFFICE/BACK OF HOUSE = 1:100 = 12 OCCUPANTS
TOTAL OCCUPANT LOAD = 252 OCCUPANTS

PROJECT EXIT REQ.: 2 EXIT REQUIRED, 3 PROVIDED

CONSTRUCTION TYPE: TYPE II-B, PER IBC

SHELL BUILDING GROSS SF: 4,630 SF

EGRESS CAPACITY: ALLOWED EXIT UNITS: (AVAILABLE DOORS = 2 @ 36" EACH = 72") / (0.2" PER PERSON) = 360 TOTAL EGRESS UNITS
ALLOWABLE EGRESS UNITS = 360 > OCCUPANT LOAD = 238 PERSONS

MEANS OF EGRESS REQUIREMENTS: BUSINESS OCCUPANCY
MAXIMUM TRAVEL DISTANCE: 200' (UNSPRINKLERED)
MAXIMUM COMMON PATH OF TRAVEL: 100' (UNSPRINKLERED)
MAXIMUM DEAD END CORRIDOR: 20' (UNSPRINKLERED)

CURRENT MAX TRAVEL DISTANCE: 60' - DEPICTED ON COVER PAGE REDUCED PLAN

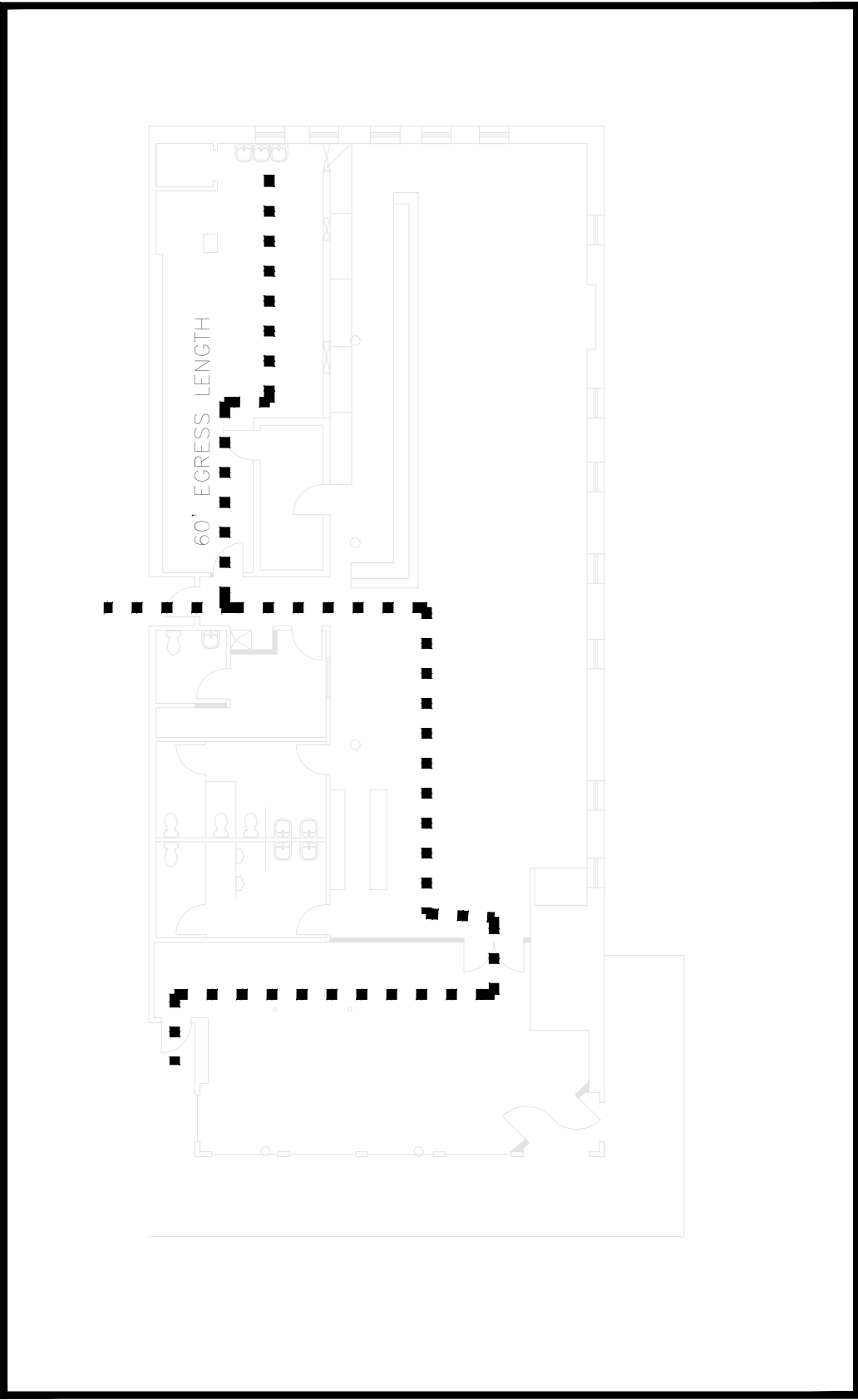
UNSPRINKLERED BUILDING

PLUMBING REQUIREMENTS: 238 TOTAL/2 = 119 OF EACH SEX PER TABLE 403.1
MINIMUM NUMBER OF PLUMBING FIXTURES
WATER CLOSETS (1 PER 75)
MALE: (2) WATER CLOSET
FEMALE: (2) WATER CLOSET
LAVATORIES (1 PER 80)
(2) LAVATORY
DRINKING FOUNTAIN (1 PER 100)
(2) DRINKING FOUNTAIN (ADA ACCESSIBLE)

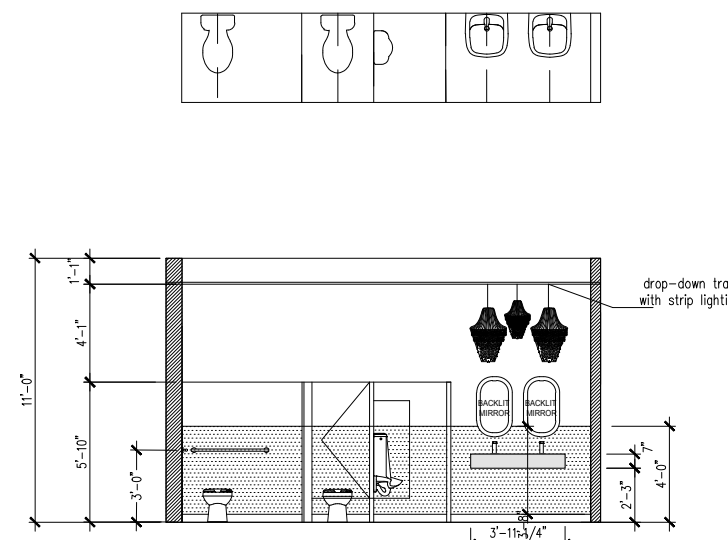
HANDICAP ACCESSIBILITY SEE SHEET A.0
TDLR EAB# PRJB TABS2023013160

DRAWING INDEX

- A.0 ACCESSIBILITY SHEET
A.1 DEMOLITION PLAN + CONSTRUCTION PLAN
A.2 ELECTRICAL LOCATION PLAN + REFLECTED CEILING PLAN
A.3 FINISH PLAN
- MEP SEE ATTACHED



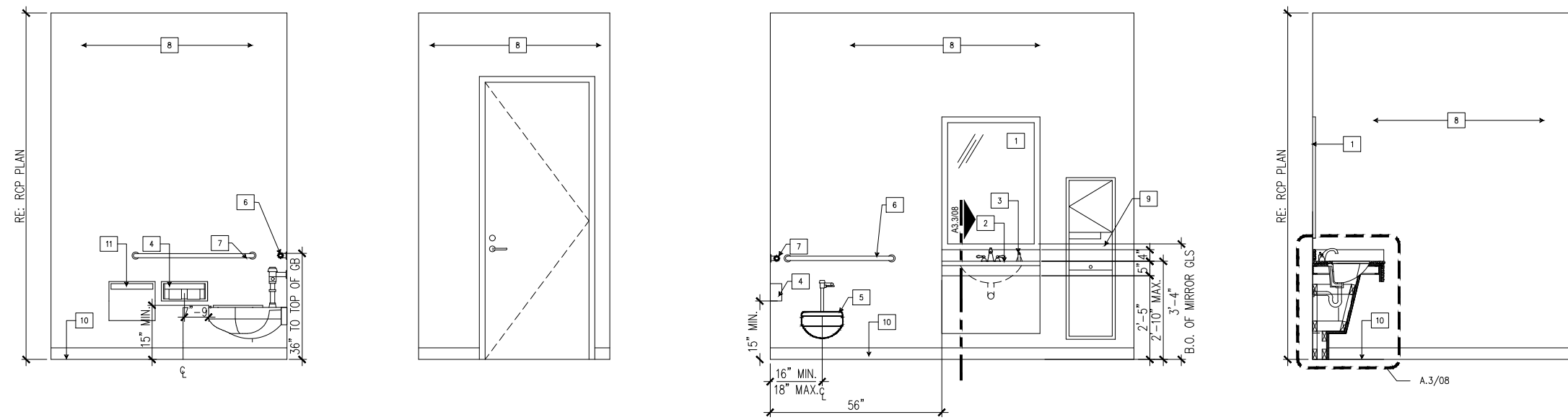
AREA OF WORK



MENS RESTROOM

$$1/8'' = 1'-0''$$

11

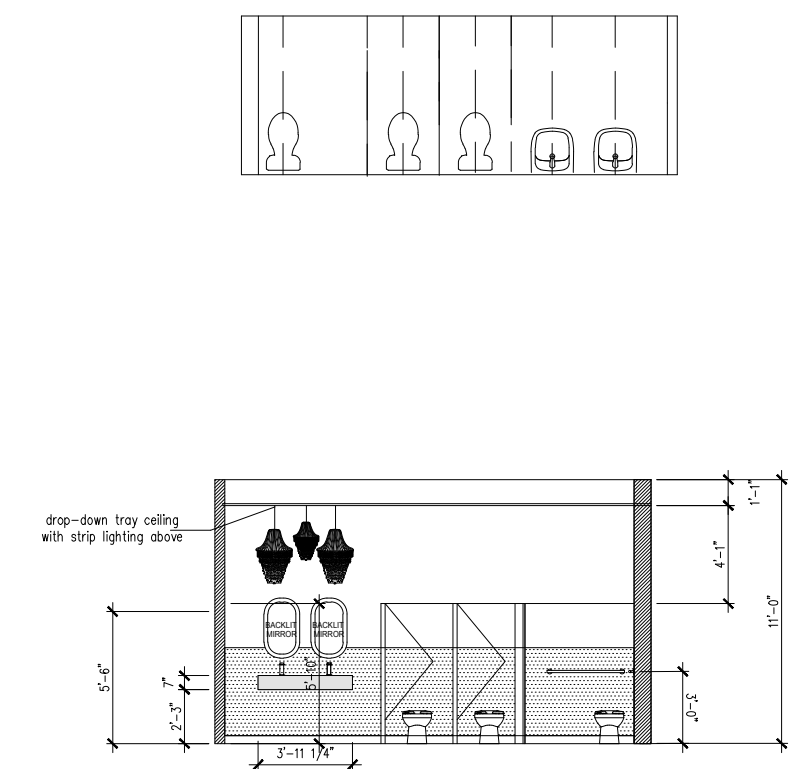


TYPICAL RESTROOM FIXTURE ELEVATIONS

$$1/8'' = 1'-0''$$

ACCESSORY SCHEDULE

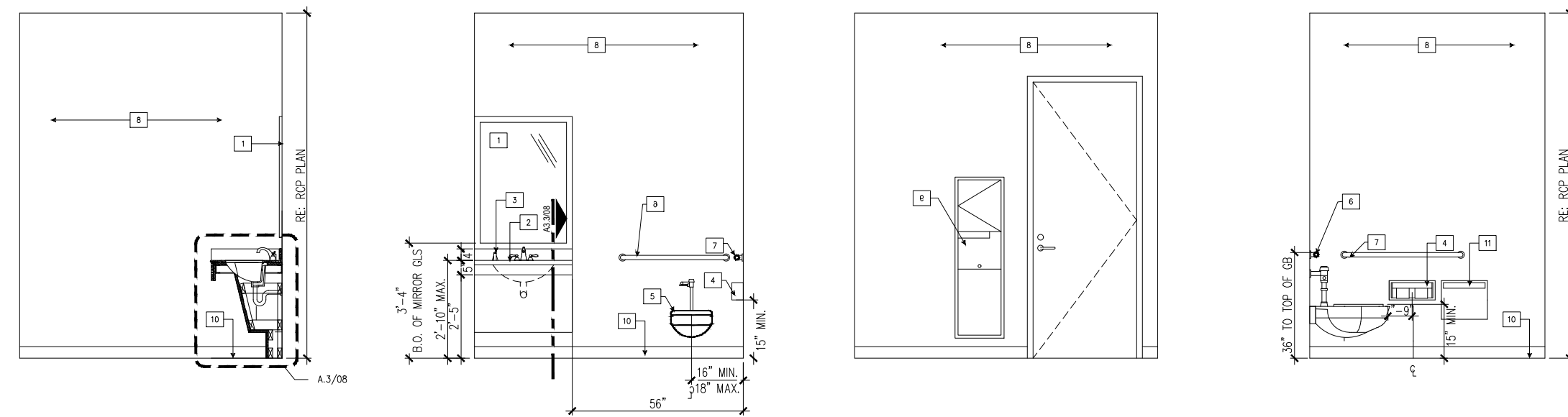
FINISH SCHEDULE



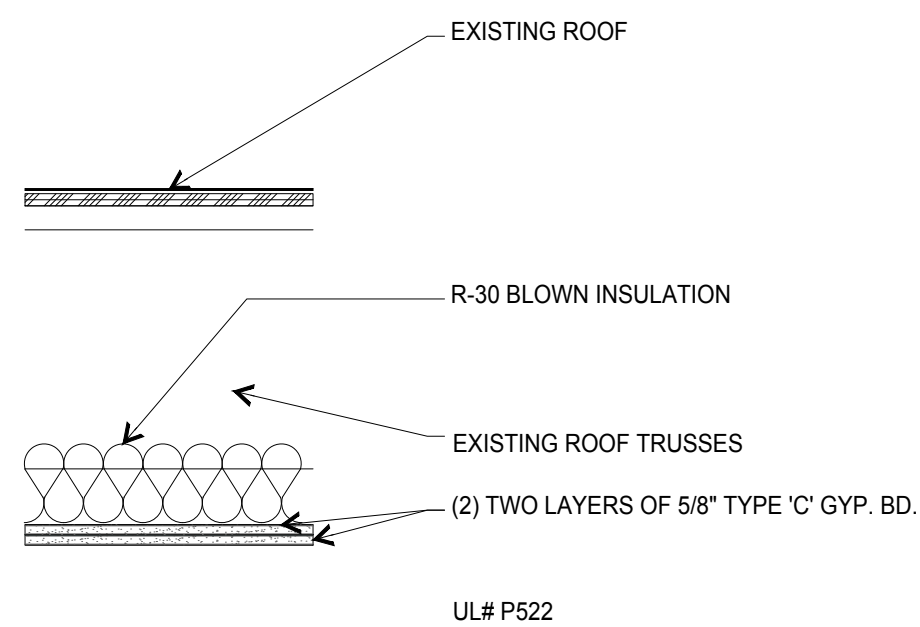
WOMENS RESTROOM

$$1/8" = 1'-0"$$

10



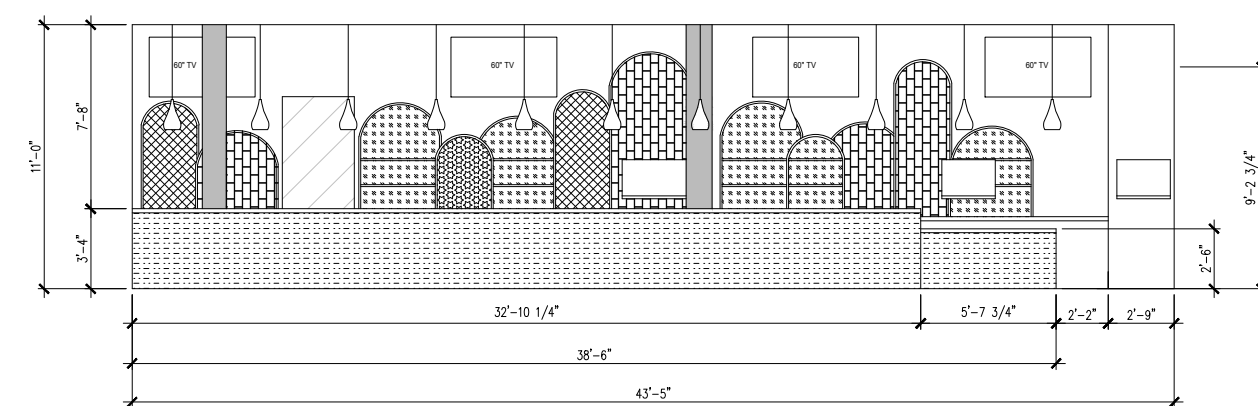
TYPICAL RESTROOM ELEVATIONS

$$1/8'' = 1'-0''$$


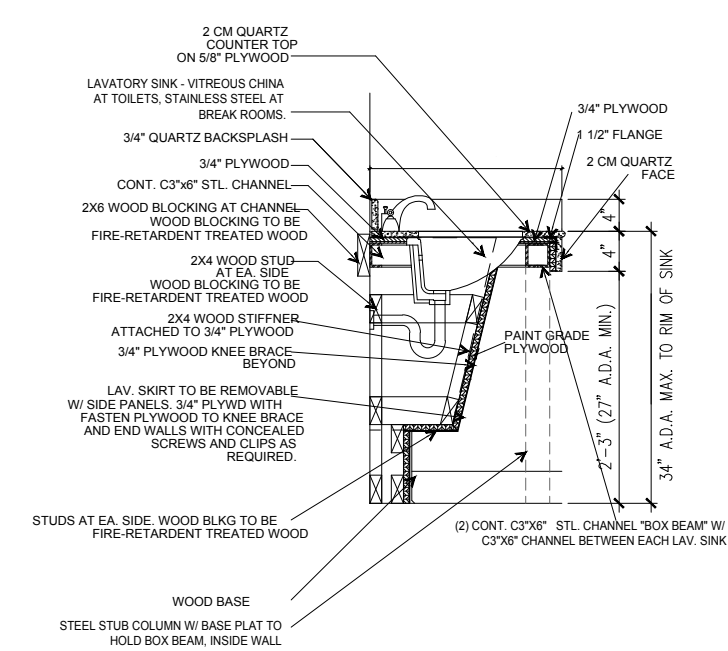
TYPICAL CEILING DETAIL

$$1\frac{1}{2}'' = 1'-0''$$

09



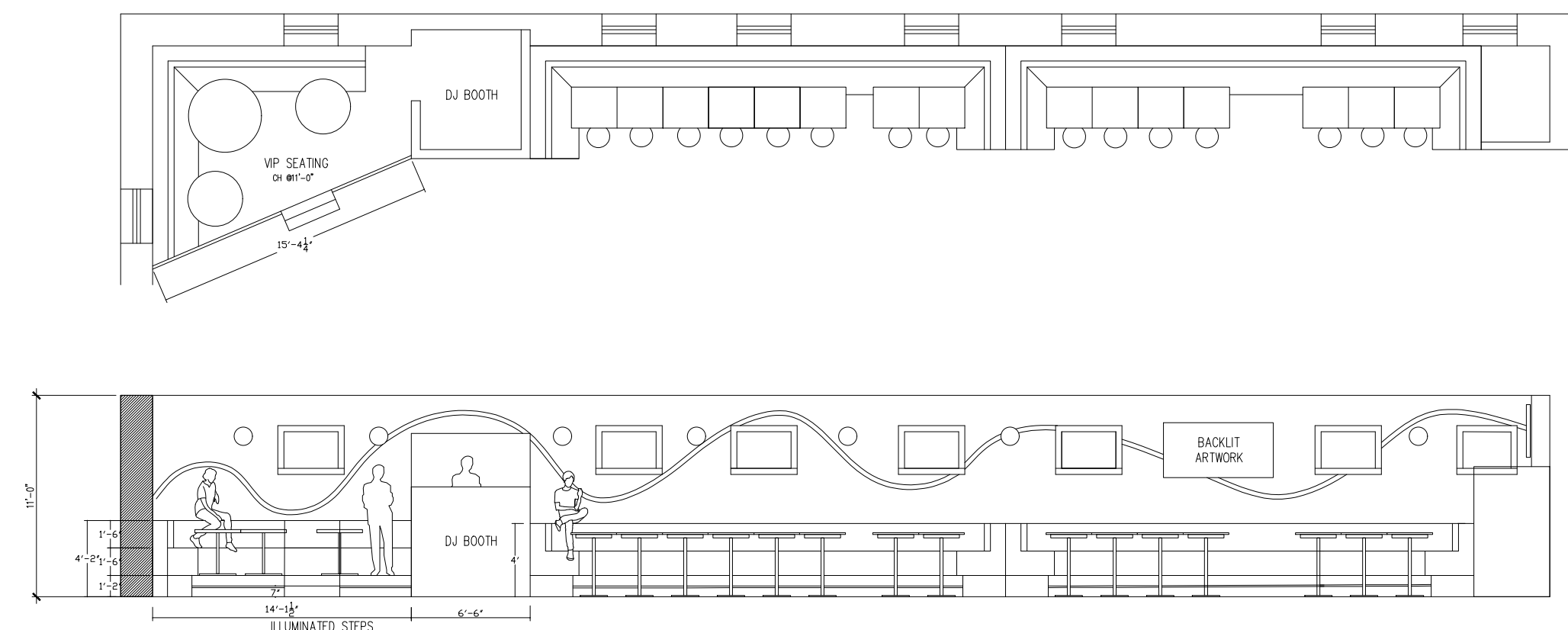
MAIN BAR ELEVATION

$$1/8'' = 1'-0''$$


ADA SINK DETAIL

$$1/4'' = 1'-0''$$

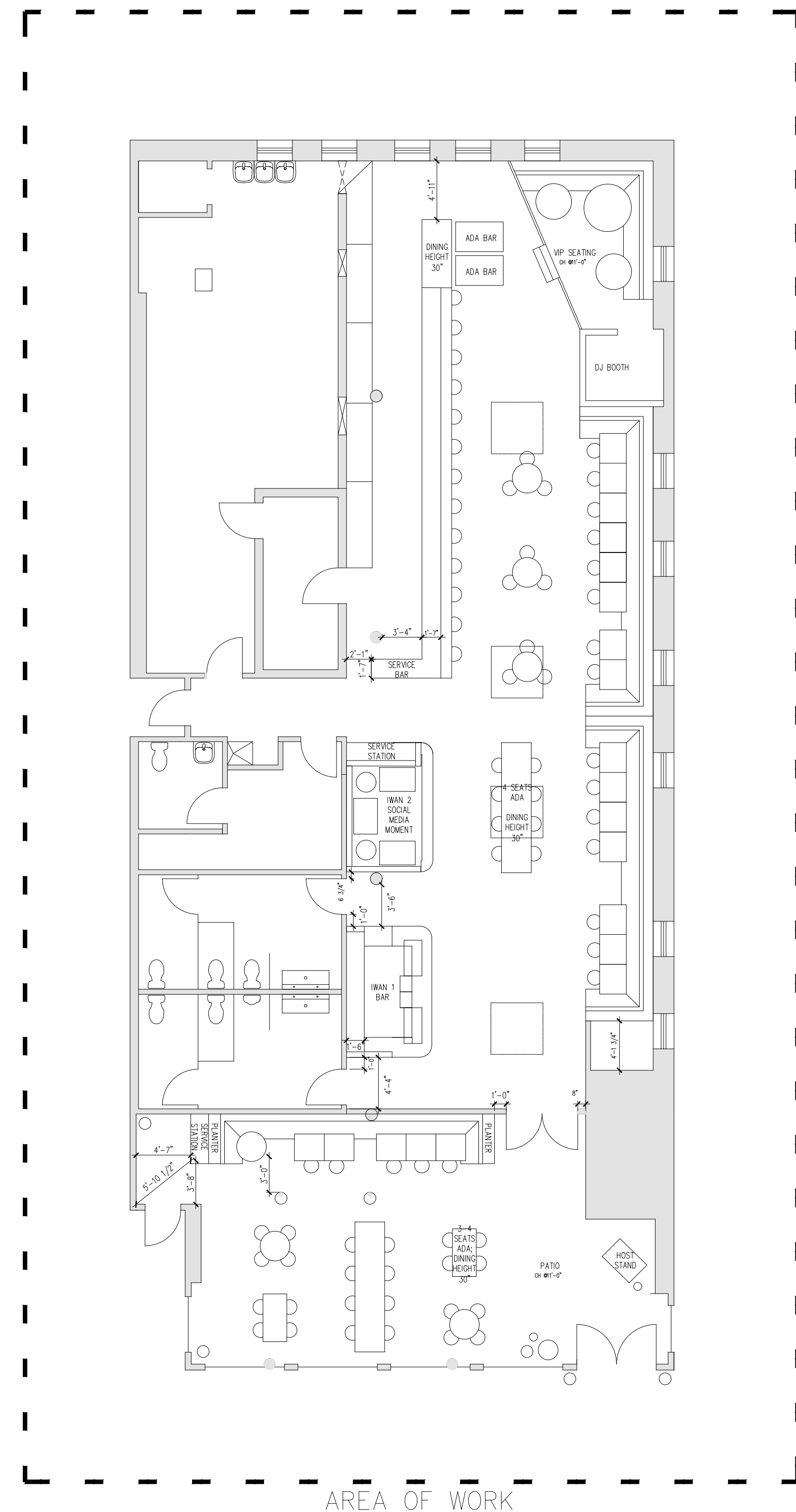
08



VIP SECTION + DJ BOOTH + BANQUETTE ELEVATION

$$1/8'' = 1'-0''$$

04



FINISH PLAN

$$1/8" = 1'-0"$$
[illegible]

BAZAAR

202 N LBJ DRIVE
SUITE 101
SAN MARCOS, TEXAS
78666

FINISH PLAN
+
INTERIOR ELEVATIONS

A.3

BAZAAR, 202 N LBJ DRIVE, SUITE 101, SAN MARCOS, TEXAS 78666

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN CBA)

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Mike Dawoud	Property Owner	202 N LBJ Venture Group, LP
Company	202 SM TX LLC	Company	Bristle Properties (Attn: Julie L
Applicant's Mailing Address	1101 Tate Dr., San Marcos TX 78666	Owner's Mailing Address	2606 RR 620 N. Austin, TX 78734
Applicant's Phone #	512.393.1122	Owner's Phone #	512.394.6447
Applicant's Email	sam@novahospitalitygroup.c	Owner's Email	walker@primerei.com

PROPERTY INFORMATION

Subject Property Address: 202 N LBJ Suite 101 San Marcos, TX 78666

Zoning District: Original Town of San Marcos

Tax ID #: R

Legal Description: Lot 8

Block 7

Subdivision

Number of Parking Spaces:

Is property more than 300' from church, school, hospital, or residential district? ☒ Y ☐ N

DESCRIPTION OF REQUEST

Business Name: BAZAAR

☒ Restaurant

☐ Bar

☐ Other:

☒ NEW

☐ RENEWAL/AMENDMENT

☒ Mixed Beverage

☐ Beer & Wine

☒ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 4pm-1am Tue 4pm-1am Wed 4pm-1am

Thurs 4pm-2am Fri 4pm-2am Sat 11am-2am Sun 11am-2am

Indoor Seating Capacity: 252

Outdoor Seating Capacity: N/A

Gross Floor Area: 4630

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 793*

Technology Fee \$13

TOTAL COST \$806

Renewal/Amendment Filing Fee \$423*

Technology Fee \$13

TOTAL COST \$436

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submission of this digital Application shall constitute as acknowledgement and authorization to process this request.


PROPERTY OWNER AUTHORIZATION

I, Walker L. Molinare (owner name) on behalf of
202 N LBJ Venture Group, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
202 N LBJ Drive, San Marcos TX 78666 (address).

I hereby authorize Mike Dawoud (agent name) on behalf of
202 SM TX, LLC (agent company) to file this application for
conditional use permit (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 04/04/2023

Printed Name, Title: Walker L. Molinare, Managing Member

Signature of Agent:  Date: 4/5/23

Printed Name, Title: Mike Dawoud

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- **Notification Signs:** if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- **Published Notice:** if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- **Personal Notice:** if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: 04/04/2023

Print Name: _____

Walker L. Molinare

Form Updated October, 2019



Public Hearing

CUP-23-12

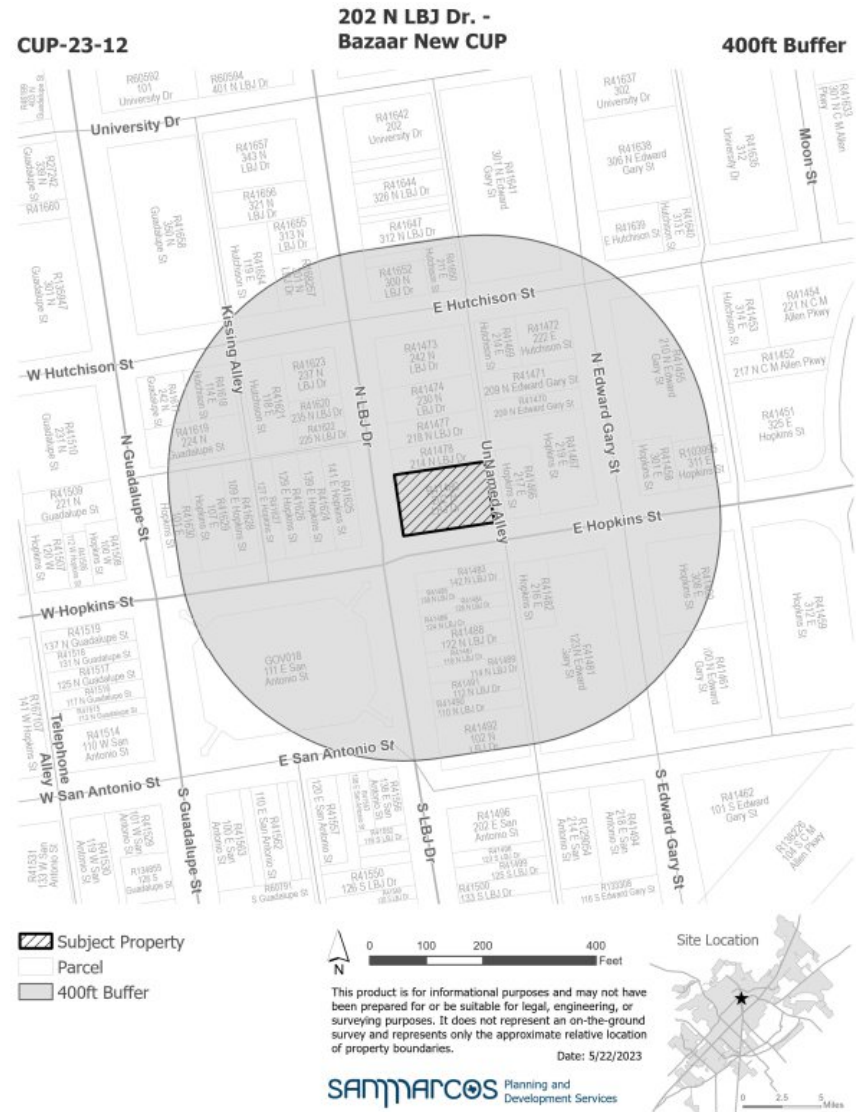
Bazaar

CUP-23-12 (Bazaar) Hold a public hearing and consider a request by Mike Dawoud, on behalf of Bazaar, for a new Conditional Use Permit to allow the sale of Mixed Beverages, located at 202 N. LBJ Drive (C. Garrison)



Property Information

- Approximately .405 acres
- Located at the corner of East Hopkins Street and North LBJ Drive





Context & History

- Currently Vacant
- Surrounding Uses
 - Bars and Restaurants
 - Loft Apartments
 - Retail





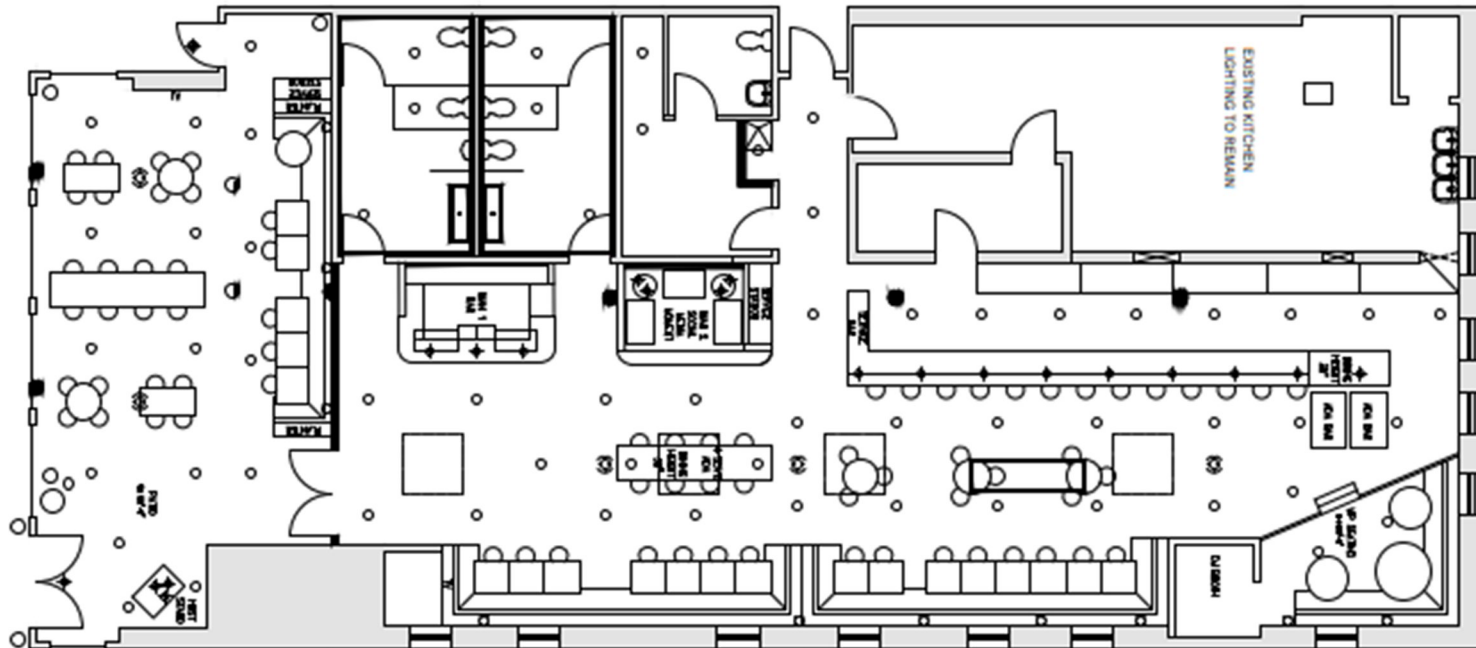
Context & History

- Existing Zoning:
Character District-5 Downtown
(CD-5D)
- Proposed Use:
Restaurant
 - Monday – Tuesday: 4pm – 1am
 - Thursday - Friday: 4pm – 2am
 - Saturday - Sunday: 11am - 2am





- **Proposed Floor Plan**





• Proposed Menu

Bazaar Food Menu

(Items subject to change due to seasonality)

Salads - \$8

Chopped Salad
Greek Salad

6 Wings - \$12

Buffalo Mild, Medium, Hot
BBQ
Mango Habanero
Buffalo Cauliflower

Greens or Grains Bowls - \$13

Gyro
Queso & Peppers
Pulled Pork
Chicken Parmesan
Roast Beef Poutine
Tex Mex Burger
Buffalo Fries
Alsatian Fries
Beef Poke
Veggie

Entrees (only available for dinner 4:30pm – close)

Crispy Skin Salmon & Broccolini - \$18
Roasted Half-Chicken & Crispy Potatoes - \$22
Seared Hanger Steak & Peppers - \$25

Snacks

Onion Rings - \$5
Fried Pickles - \$6
Beef Sliders - \$10
Philly Cheesesteak Eggrolls - \$9
Crispy Asian Ribs - \$10
Corndog Bites - \$8

Sweets - \$7

Candied Bacon Strips
Churro Fries
French Toast Sticks
Chocolate Sundae Fries



Recommendation

- Staff recommends **approval** of CUP-23-12 with the following conditions:
 1. The permit shall be valid for one (1) year, provided standards are met;
 2. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times as set forth in Section 5.1.5.5(B)(4)(b)(7);
 3. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(B)(4)(b), Eating Establishments - Downtown CBA Boundary;
 4. The permit shall be valid upon the issuance of a certificate of occupancy;
 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.



Legislation Text

File #: CUP-23-13, **Version:** 1

AGENDA CAPTION:

CUP-23-13 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka, on behalf of Toro Ramen & Poke Barn, for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (C. Garrison)

Meeting date: June 13, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☒ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Vision San Marcos - A River Runs Through Us

Background Information:

Toro Ramen & Poke Barn opened at their current location in September 2017. Toro Ramen's initial request for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption was approved at the March 26, 2019 and then renewed April 14, 2020 at Planning & Zoning Commission meetings. The staff recommended conditions mirror what was approved in 2020.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **Approval** with conditions:

1. Permit shall be valid for three (3) years, provided standards are met,
2. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times as set forth in Section 5.1.5.5(E)(2)(d);
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

700 N LBJ Dr. -
Toro Ramen & Poke Barn CUP Renewal

CUP-23-13

Aerial View



 Subject Property
 Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

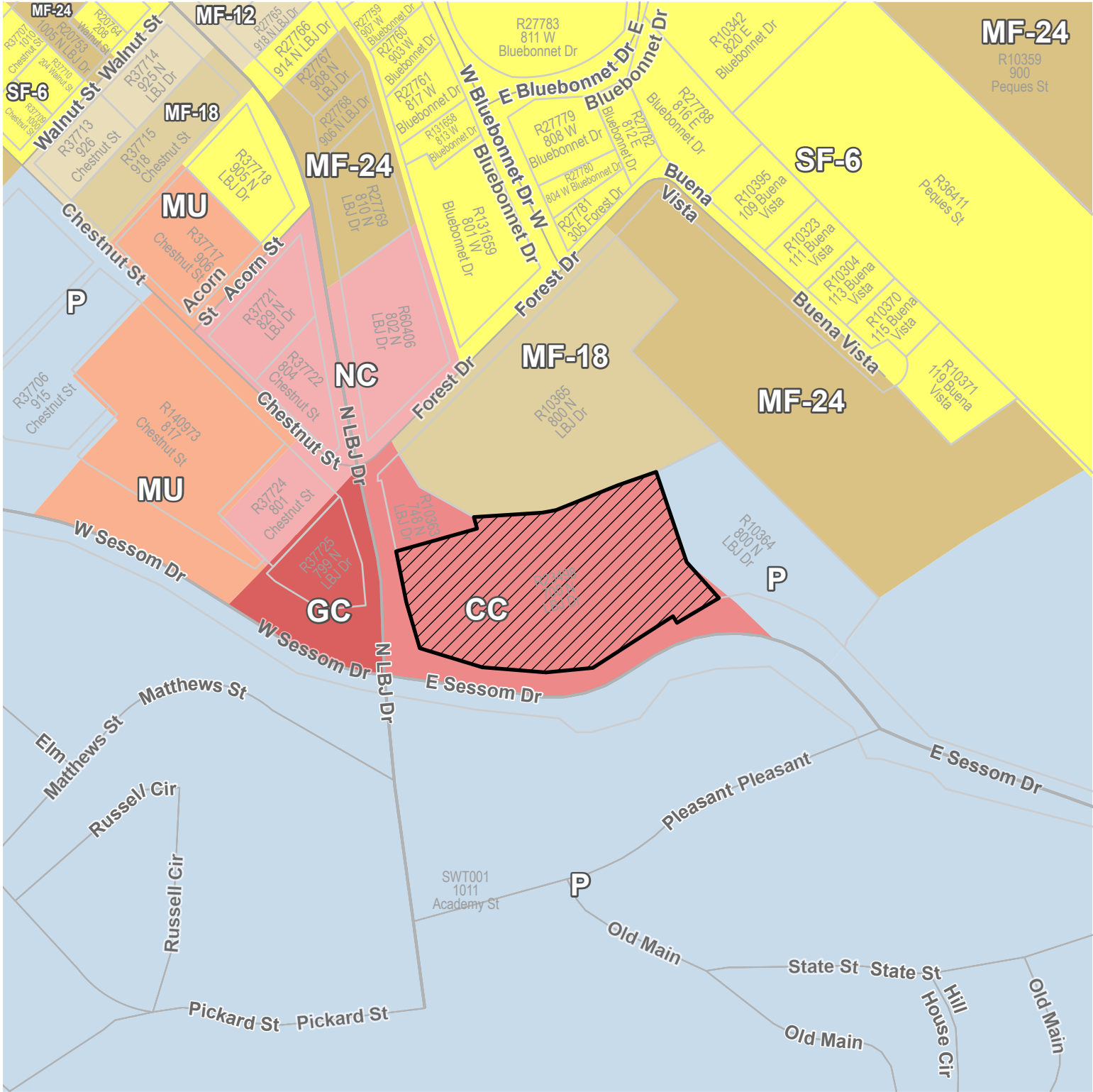
Date: 5/23/2023












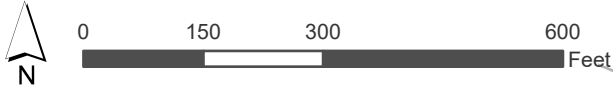
700 N LBJ Dr. - Toro Ramen & Poke Barn CUP Renewal

CUP-23-13

Aerial View



-  Subject Property
-  Parcel
-  MU
-  NC
-  P
-  SF-6
-  MF-12
-  MF-18
-  MF-24



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/30/2023

SAN MARCOS Planning and Development Services



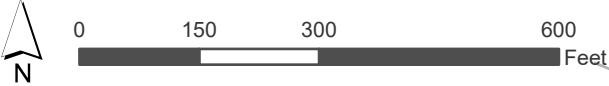
700 N LBJ Dr. - Toro Ramen & Poke Barn CUP Renewal

CUP-23-13

400ft Buffer

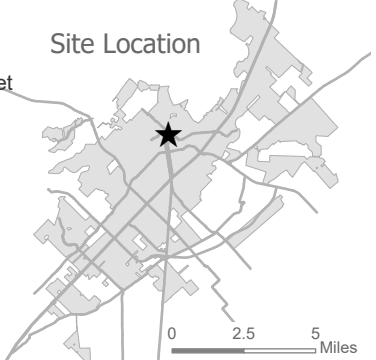


- Subject Property
- Parcel
- 400ft Buffer



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/23/2023



PLANNING AND DEVELOPMENT SERVICES

5/25/2023



CUP-23-13

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
700 N LBJ Suite 114**

CUP-23-13 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, June 13, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission:

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

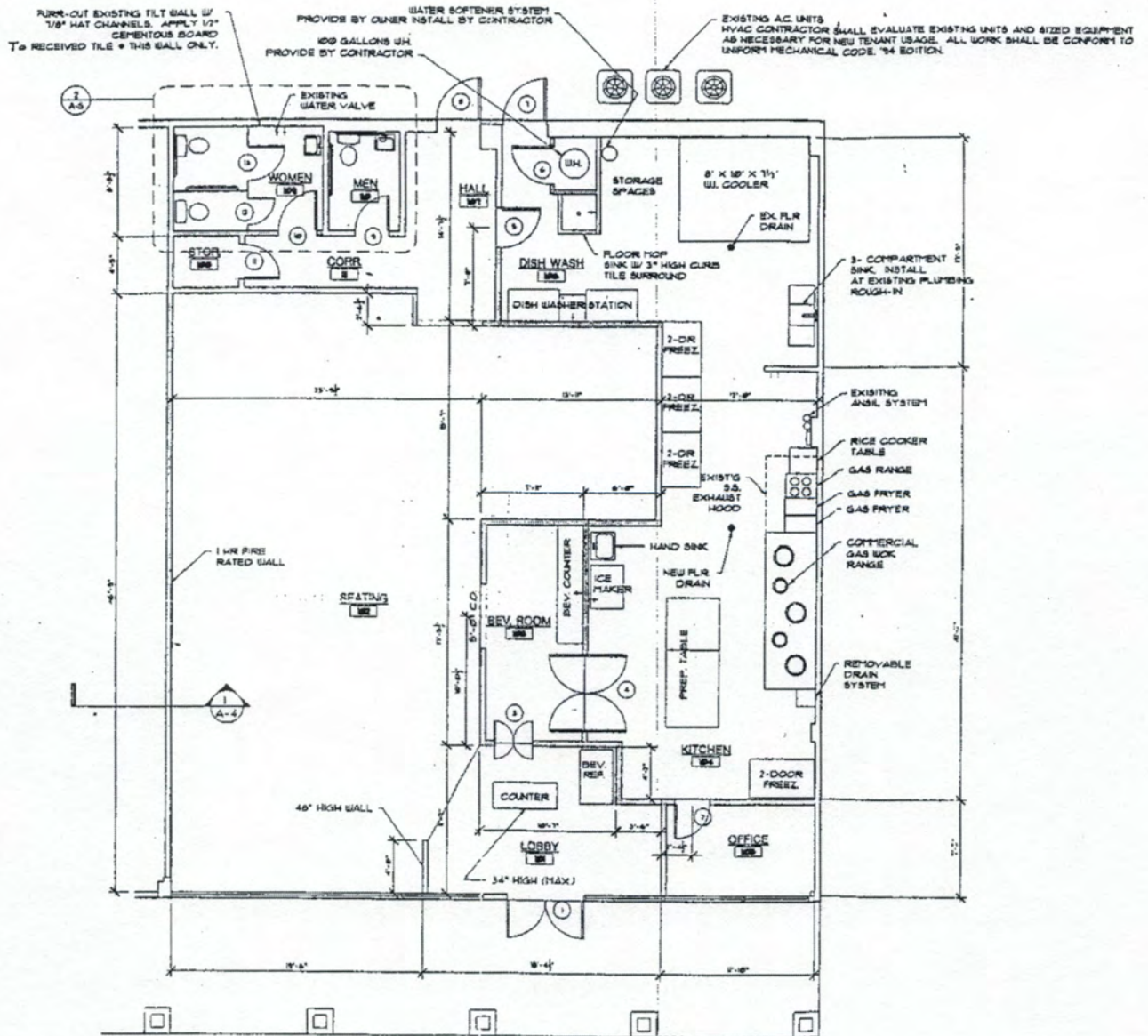
For more information regarding this request, contact the case manager, Craig Garrison, **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-23-13**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner/Zip/State
37724	801 CHESTNUT ST, SAN MARCOS TX	APANTE INVESTMENTS LP	AUSTIN, TX 78716-0788
140973	817 CHESTNUT ST, SAN MARCOS, TX 78666	ELLA LOFTS FUNDING COMPANY LLC	DALLAS, TX 75234-7334
37721	829 N LBJ DR, SAN MARCOS, TX 78666	FORRREAL LTD	SAN MARCOS, TX 78666-5549
23498	700 N LBJ DR, STE #110-114, 110C & 113A, SAN MARCOS, TX 78666	HJORTING FAMILY TRUST	SANTA BARBARA, CA 93105-2023
131659	801 W BLUEBONNET DR, SAN MARCOS, TX 78666	HOFMANN DONALD R	SAN MARCOS, TX 78666-3638
37722	804 CHESTNUT ST, SAN MARCOS TX	LIN ANDREW A ETAL	LAKE FOREST, IL 60045-2934
138793	N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS CITY OF	SAN MARCOS, TX 78666-6300
60406	802 N LBJ DR, SAN MARCOS, TX 78666	SPUTNIK, LEASING CO	SAN MARCOS, TX 78666
37725	799 N LBJ DR, SAN MARCOS TX	SUSSER PETROLEUM OPERATING CO LLC	HOUSTON, TX 77002-6803
10364	800 LBJ DR N & FOREST DR, SAN MARCOS, TX 78666	TREEHOUSE SAN MARCOS LLC	RANCHO PALOS VERDES, CA 90275-4413
		CONA REP Sharon O'Neil	SAN MARCOS, TX 78666
		CONA REP Amy Thomaides	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Larry Mock	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	SAN MARCOS, TX 78666

Suite 114 Floor Plan



NOODLE & RICE

NOODLE & RICE			PRICE
NO.			
1	BUTAYAKI MEN	Dry (broth-less) ramen, served with shredded pork chasu, sunny set up egg or scrambled egg, scallion & pickles (red onion & cucumber), choice of PORK OR CHICKEN OR TOFU	\$11.49
2	YAKISOBA	Japanese fried noodle, served with assorted vegetable (cabbage, onion & scallions), scrambled egg, - choice of PORK OR CHICKEN OR TOFU	\$11.49
3	FRIED RICE	Mild spicy fried rice, served with assorted vegetables (carrot, peas, cabbage, scallions), scrambled egg, pickles (red onion & cucumber) - choice of PORK OR CHICKEN OR TOFU	\$9.99
4	POKE A (2 PROTEINS)	Hawaiian food combining spring mix, marinated raw fish and rice topped with edamame, cucumber, masago, seaweed salad, imitation crab, scallion & red ginger - choice of 2 proteins	\$10.49
5	POKE B (3 PROTEINS)	Hawaiian food combining spring mix, marinated raw fish and rice topped with edamame, cucumber, masago, seaweed salad, imitation crab, scallion & red ginger - choice of 3 proteins	\$13.49
6	SPICY TONKOTSU RAMEN	Our specialty, Hakata style Spicy ramen with pork broth cooked to perfection for 12 to 17 hours, served with straight white noodle, pork chasu, boiled egg, scallion, black mushroom, red ginger & dry seaweed	\$13.75
7	TONKOTSU RAMEN	Our specialty, Hakata style ramen with pork broth cooked to perfection for 12 to 17 hours, served with straight white noodle, pork chasu, boiled egg, scallion, black mushroom, red ginger & dry seaweed	\$12.75
8	SHOYU RAMEN	Soy base broth, served with curly yellow noodle, pork chasu, boiled egg, scallion, black mushroom, red ginger & dry seaweed	\$11.99
9	CHICKEN RICH RAMEN	Chicken soup broth, served with curly yellow noodle, chicken karage, boiled egg, scallion, black mushroom, red ginger & dry seaweed	\$12.25
10	MISO VEGAN RAMEN	Fermented soybean base broth, served with straight white noodle, fried tofu, vegy gyosa, corn, scallion, black mushroom, red ginger & dry seaweed	\$13.75
11	CREAMY VEGY RAMEN	Thick and creamy vegetarian broth, served with straight white noodle, boiled egg, fried tofu, corn, scallion, black mushroom, red ginger & dry seaweed	\$13.75
12	TOKYO MISO RAMEN	Fermented soybean base mix with tonkotsu base, pork broth & Toro Chilli, served with curly yellow noodle, pork chasu, boiled egg, spicy corn, scallion, naruto fish cake, red ginger & dry seaweed	\$14.25
13	TOKYO SHOYU RAMEN	Soy base sauce with mix tonkotsu base and pork broth, served with curly yellow noodle, pork chasu, fried-boiled egg, scallion, bokchoi, corn, red ginger & dry seaweed	\$14.25
*	POKE PROTEIN	SALMON, TUNA, YELLOW TAIL, SPICY TUNA, TOFU	

COMBO			PRICE
NO.			
1		Choose 1 of: EDAMAME, AGEDASHI TOFU, VEGGIE ROLL	\$2.95
2		Choose 1 of: CHICKEN KARAAGE, SPICY GARLIC EDAMAME, BEEF GYOZA, PORK GYOZA, TAKOYAKI, or SQUID LEGS	\$3.95
3		SMALL POKE (1 PROTEIN. Choose 1 of: SALMON, TUNA, YELLOW TAIL or SPICY TUNA)	\$4.95

APPETIZERS & SALADS

NO.	APPETIZERS		PRICE
1	EDAMAME	Steamed Whole soy bean, lightly sprinkled with garlic powder and salt	\$4.99
2	SPICY GARLIC EDAMAME	Steamed Whole soy bean, sauted with Toro Chili paste and garlic power	\$5.99
3	SPICY GARLIC TOFU	Deep fried tofu, sauted with Toro Chili paste and garlic powder	\$5.99
4	AGEDASHI TOFU	Deep Fried lightly breaded soft tofu served with tempura sauce	\$4.99
5	BEEF GYOZA	Deep fried Japanese beef dumpling, served with Toro sauces	\$6.45
6	PORK GYOZA	Deep fried Japanese pork dumpling, served with Toro sauces	\$6.45
7	TAKOYAKI	Battered Octopus filled egg tartar, served with Bonito flake and Toro sauces	\$6.45
8	SQUID LEG	Battered small squid legs, served with bonito flakes and Toro sauces	\$6.75
9	CHICKEN WING	Battered chicken wings, mild spicy, served with Toro sauces	\$7.25
10	CHICKEN KARAGE	Light breaded chicken cut, served with Toro sauces	\$6.75
11	VEGY ROLLS	Vegetarian filled Asian roll, served with Toro sauces	\$4.99
12	VEGY GYOZA	Vegetarian filled Japanese dumpling, served with Toro sauces	\$5.99

NO.	SALADS		PRICE
1	SEAWEED SALAD	Fresh spring mix topped with marinated seaweed, sprinkle with seasoned sesame seed and fried shallot.	\$6.75
2	CUCUMBER SALAD	Fresh spring mix topped with sliced fresh cucumber, Toro salad sauce, sprinkle with seasoned sesame seed and fried shallot.	\$5.99

NO.	DESSERTS		PRICE
1	MOCHI ICE CREAM	Ice cream filled mushy mochi dough, served with white cream and chocolate syrup, in Green tea, manggo & strawberry	\$3.99

NO.	DRINKS		PRICE
1	ICE THAI TEA	Thai style ice tea, served with half&half milk, no refill	\$2.49
2	SODA	CLASSIC COCA COLA, DIET COKE, SPRITE, DR PEPPER, LEMONADE, SWEET TEA, UNSWEATENED TEA & RASHBERRY TEA, free refill	\$2.25
3	CALPICO or RAMUNE	Japanese soda in a can	\$3.25
4	CAN SODA	CLASSIC COCA COLA, SPRITE, DIET COKE, DR PEPPER, ROOTBEER	\$1.10
5	BOTTLE WATER		\$0.99
6	DOMESTIC BEER	BUDLIGHT, CORONA, XX, BLUE MOON, LONE STAR, MICHELOB ULTRA, SHINNER	
7	IMPORT BEER	KIRIN ICHIBAN, SAPORO, TIGER	
8	SAKE	NIGORI & GINJO	

NO.	EXTRA		PRICE
1	BOILED EGG	MARINATED EGG, WHOLE EGG	\$1.15
2	PORK CHASU	MARINATED PORK BELLY, 3 SLICES	\$3.00
3	NOODLE white/yellow	1 PORTION OF WHITE (STRAIGHT & SOFT or YELLOW & CHEWY)	\$2.25
4	NOODLE - KALE	1 PORTION OF KALE NOODLE (EGGLESS NOODLE, MADE OUT OF KALE)	\$2.75
5	VEGETABLE	CHOICE OF RED GINGER, EAR MUSHROOM, SCALLION, SEAWEED, CORN	\$0.99
6	CHILI PASTE	HOUSE SPECIAL CHILI BLEND FOR RAMEN	\$1.15

TEXAS ALCOHOLIC BEVERAGE COMMISSION
P.O. BOX 13127 Seq: 0227
AUSTIN, TX 78711-3127



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

TORO RAMEN & POKE BARN
700 N LBJ DR STE 114
SAN MARCOS TX 78666-4657

Dear Licensee/Permittee

Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.

Sincerely,

A handwritten signature in dark ink, appearing to read "A. Bentley Nettles".

A. Bentley Nettles

570832

TEXAS ALCOHOLIC BEVERAGE COMMISSION

BG 1052980

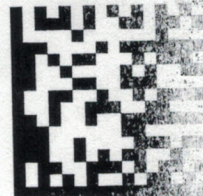
EXPIRES 05/02/2023

RENEW

SIGN =BLUE

17% WINE

WINE&BEER RETAILER'S ON PREMISE PERMIT
FOOD AND BEVERAGE CERTIFICATE

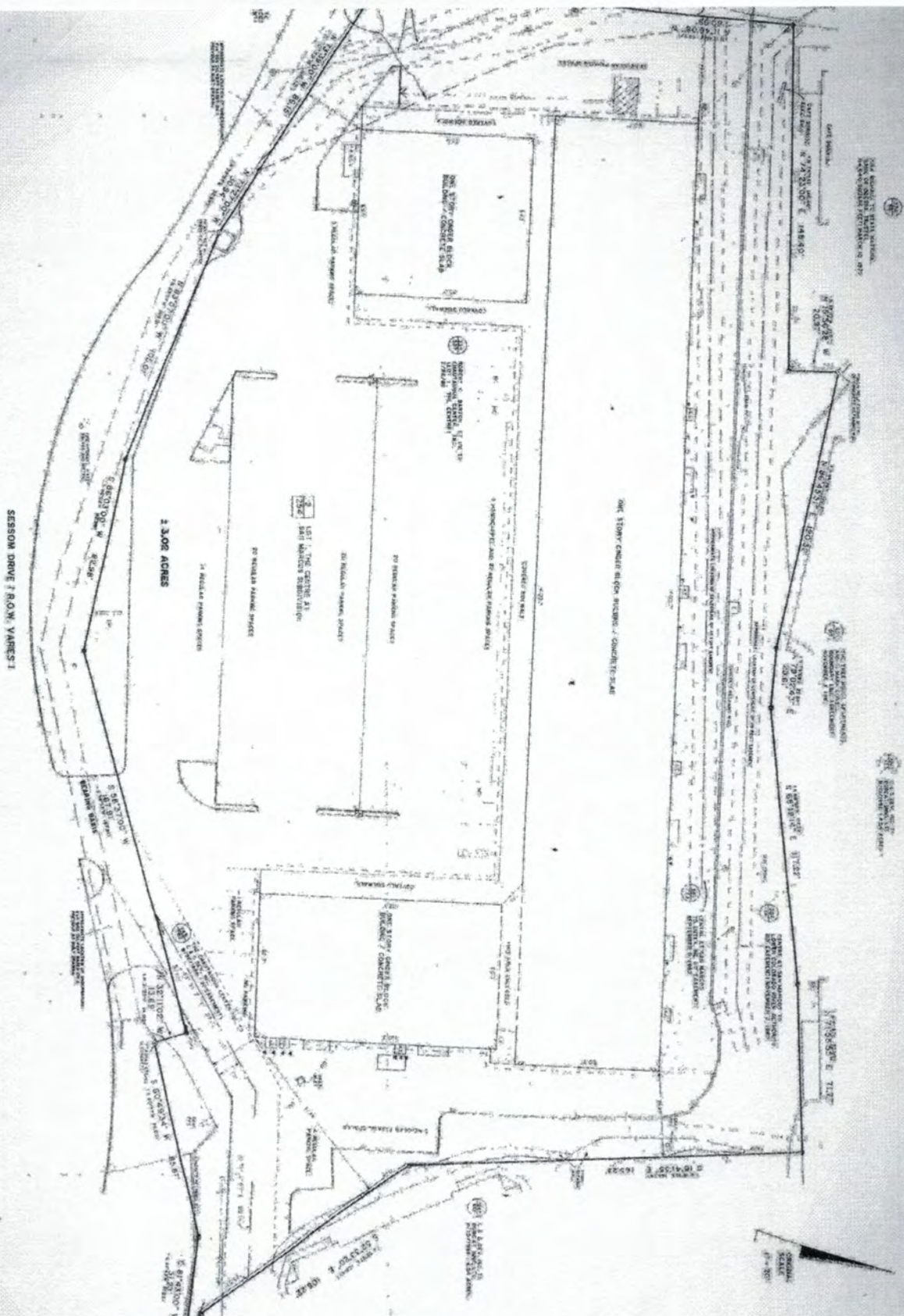


TORO RAMEN & POKE BARN
700 N LBJ DR STE 114
SAN MARCOS HAYS

TORO-TANAKA INC.

A handwritten signature in dark ink, appearing to read "A. Bentley Nettles".
EXECUTIVE DIRECTOR

THIS LICENSE IS NOT TRANSFERABLE; MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN THE PLACE OF BUSINESS INDICATED HEREON THE ACCEPTANCE HEREOF CONSTITUTES AN EXPLICIT AGREEMENT OF THE LICENSEE TO THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON LICENSEE'S PREMISES TO PERFORM ANY DUTY IMPOSED UPON THE LICENSEE BY THE COMMISSION OR ANY PEACE OFFICER.



PLAT OF LOT 1, THE CENTRE AT
SAN MARCOS SUBDIVISION, SAN
HAYS COUNTY, TEXAS

BURN
ENGINEERS, S.R.V.
201 WEST 10TH
SAN MARCOS, TEXAS 78066
TEL: 787-4444

LEGEND

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CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	ANTON HARTON	Property Owner	FLEMING HJORTING, HJORTING FAMILY TRUST
Company	TORO TANAKA	Company	HJORTING FAMILY TRUST
Applicant's Mailing Address	7901 LADERA VERDE DR AUSTIN, TX 78739	Owner's Mailing Address	926 SAN ROGUE ROAD, SANTA BARBARA, CA 93105
Applicant's Phone #	626 607 7772	Owner's Phone #	805-682-2743
Applicant's Email	anton_harton@csbcglobal.net	Owner's Email	fhjorting@comcast.com

PROPERTY INFORMATION

Subject Property Address: 700 N. LBJ DR # 114, SAN MARCOS, TX 78666.

Zoning District: _____ Tax ID #: R 82-1878573

Legal Description: Lot 1 Block _____ Subdivision _____

Number of Parking Spaces: 121

Is property more than 300' from church, school, hospital, or residential district? ☐ Y ☒ N

DESCRIPTION OF REQUEST

Business Name: TORO RAMEN & POKE BARN ☒ Restaurant ☐ Bar ☐ Other: _____

☐ NEW ☒ RENEWAL/AMENDMENT ☐ Mixed Beverage ☐ Beer & Wine ☐ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 11am - 9.30pm Tue 11am - 9.30pm Wed 11am - 9.30pm

Thurs 11am - 9.30pm Fri 11am - 9.30pm Sat 11am - 9.30pm Sun 12pm - 9.30pm

Indoor Seating Capacity: 110 Outdoor Seating Capacity: 0 Gross Floor Area: 2952 sq ft.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 793*

Technology Fee \$13

TOTAL COST \$806

Renewal/Amendment Filing Fee \$423*

Technology Fee \$13

TOTAL COST \$436

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: 4/11/2023

Print Name: ANTON HARTON

PROPERTY OWNER AUTHORIZATION

I, Flemming Hjorting (owner) acknowledge that I am the rightful owner of the property located at 700 North LBJ San Marcos Texas 78666 (address).

I hereby authorize Keith Whittington (agent name) to file this application for _____ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: *Flemming Hjorting* Date: 1-28-2019
Printed Name: Hjorting Family Trust, Trustee

Signature of Agent: *Keith Whittington, CPM* Date: 1-28-2019
Printed Name: Keith Whittington, as agent, Lynx Property Services



Public Hearing

CUP-23-13

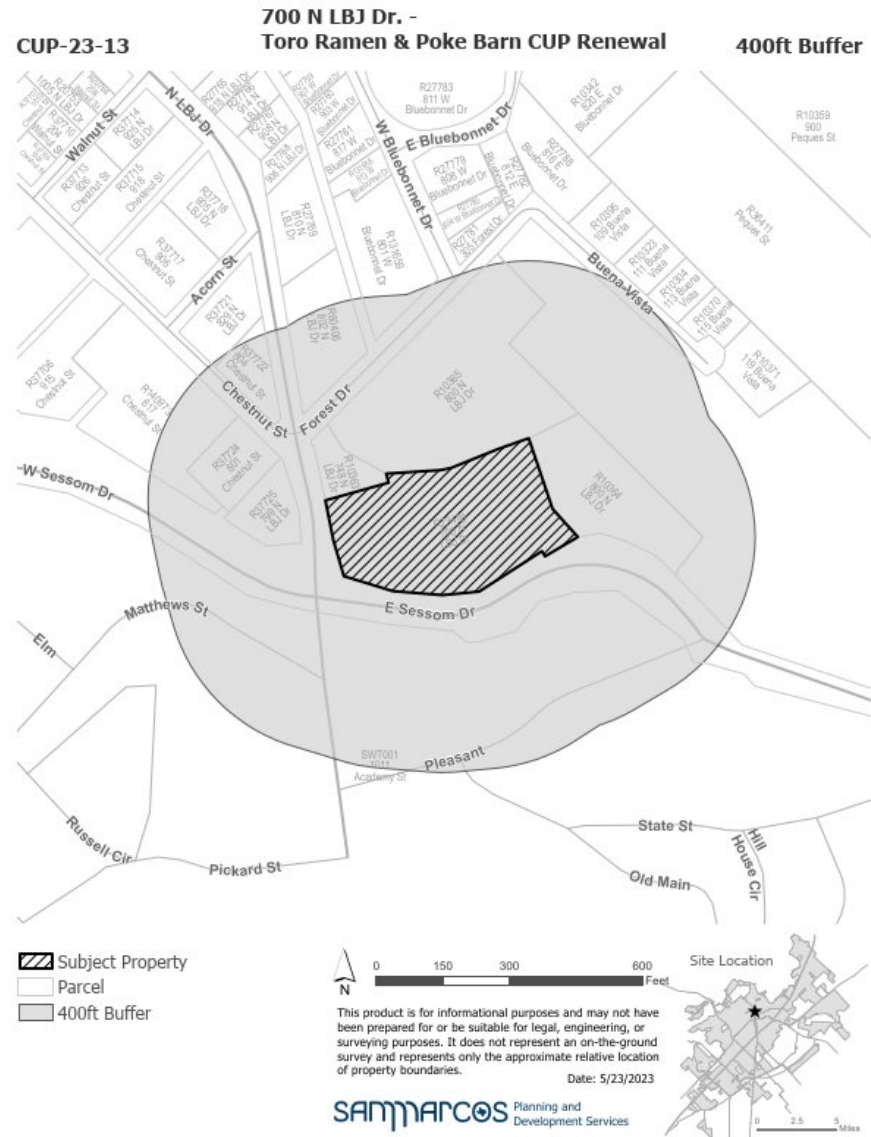
Toro Ramen and Poke Barn

CUP-23-13 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka, on behalf of Toro Ramen & Poke Barn, for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (C. Garrison)



Property Information

- Approximately 3.003 acres
- Located at the intersection of Sessom and N. LBJ





Context & History

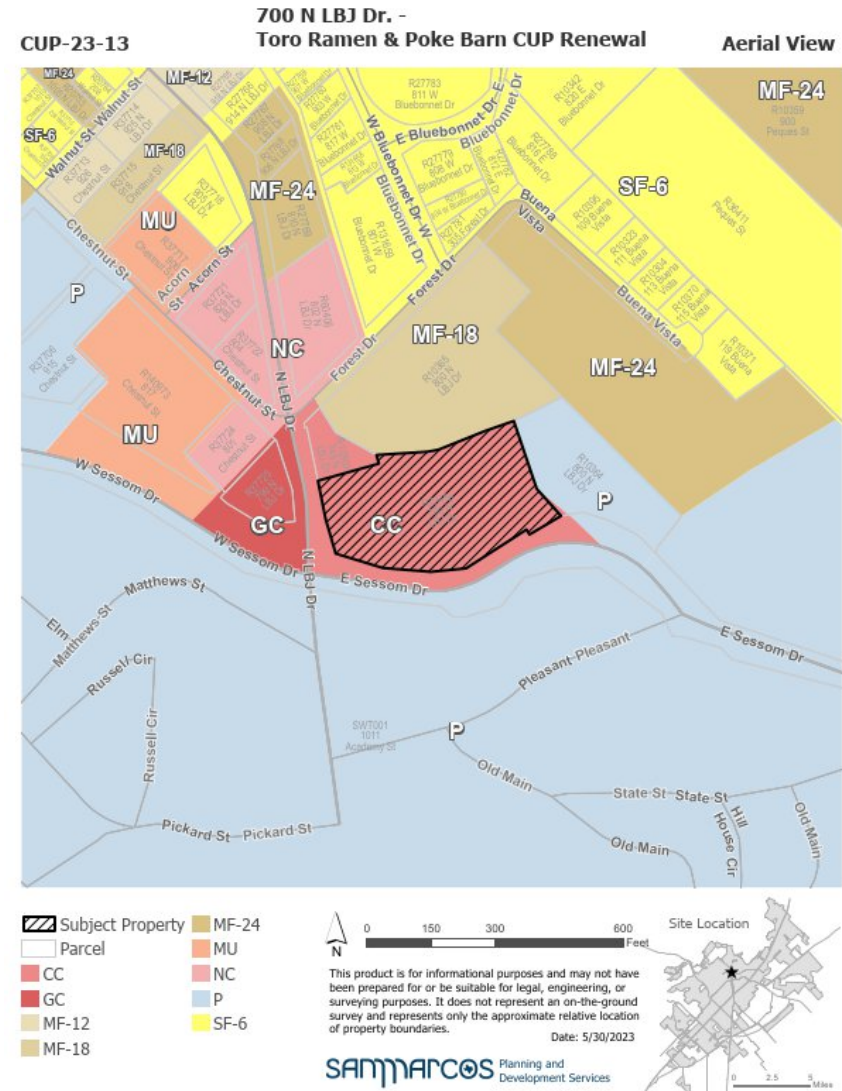
- Currently a Restaurant with Beer and Wine sales
- Surrounding Uses
 - Restaurants
 - Bar
 - Multifamily
 - Single family
- Previously approved CUP in April of 2020





Context & History

- Existing Zoning:
District Name (CC)
- Proposed Use:
Restaurant
- Hours:
 - Monday – Saturday: 11 a.m. – 9:30 p.m.
 - Sunday: 12 p.m. – 9:30 p.m.







Recommendation

- Staff recommends **approval** of CUP-23-13 with the following conditions:
 1. Permit shall be valid for three (3) years, provided standards are met;
 2. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times as set forth in Section 5.1.5.5(E)(2)(d);
 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.



Legislation Text

File #: CUP-23-15, **Version:** 1

AGENDA CAPTION:

CUP-23-15 (Hill Country Cards) Hold a public hearing and consider a request by Thomas Atnip, on behalf of Hill Country Cards, for a new Conditional Use Permit to allow a retail sales use in a Neighborhood Commercial District, located at 829 N. LBJ Drive, Suite 209 and 210 (C. Garrison)

Meeting date: June 13, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☒ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Vision San Marcos - A River Runs Through Us

Background Information:

The applicant is operating an existing retail card shop at the location and is applying for a Conditional Use Permit to expand into the neighboring suite. A Conditional Use Permit is required for the retail use within the Neighborhood Commercial District. When the business first applied for a certificate of occupancy, the CUP requirement was overlooked and at this time the request is for both suites.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **Approval** with the following conditions:

1. The permit shall not expire.
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Conditional Use Permit	829 N. LBJ Drive Suite 209 & 210
CUP-23-15	Hill Country Cards



Summary

Request:	New Conditional Use Permit		
Applicant:	Thomas Atnipp Hill Country Cards 829 N. LBJ Ste 210 San Marcos, TX, 78666	Property Owner:	Alex Bahram Owentech LLC. PO Box 82653 Austin, TX 78708
CUP Expiration:	N/A	Type of CUP:	Retail
Interior Floor Area:	2,020 sq ft	Outdoor Floor Area:	N/A
Parking Required:	8 spaces	Parking Provided:	Shared
Days & Hours of Operation:	Tuesday-Sunday 11 a.m. – 7 p.m.		

Notification

Posted:	5/26/2023	Personal:	5/25/2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Park Addition Third Division, Lot Part of 112, Acres 0.5151		
Location:	Near the intersection of N LBJ and Acorn Street		
Acreage:	0.52 acres	PDD/DA/Other:	N/A
Existing Zoning:	NC	Proposed Zoning:	Same
Existing Use:	Retail and Office	Proposed Use:	Same
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	Sessom Creek	Sector:	3
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MU and SF-6	Single Family Residential	Existing Neighborhood
South of Property:	NC	Restaurant and Bar	Existing Neighborhood
East of Property:	NC and MF-24	Restaurant and Multifamily	Existing Neighborhood
West of Property:	MU	Multifamily	Existing Neighborhood

Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The permit shall not expire. 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 6/7/2023

Conditional Use Permit	829 N. LBJ Drive Suite 209 & 210
CUP-23-15	Hill Country Cards



History

A Conditional Use Permit is required for the retail use within the Neighborhood Commercial District. When the business first applied for a certificate of occupancy, the CUP requirement was overlooked and at this time the request is for both suites.

Additional Analysis

The applicant is operating an existing retail card shop at the location and is applying for a Conditional Use Permit to expand into the neighboring suite.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Conditional Use Permit	829 N. LBJ Drive Suite 209 & 210
CUP-23-15	Hill Country Cards



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. Studies were not complete at the time of this request
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

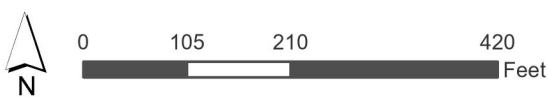
829 N LBJ Dr. - Hill Country Cards Retail Sales Use

CUP-23-15

Aerial View



- Subject Property
- Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/25/2023

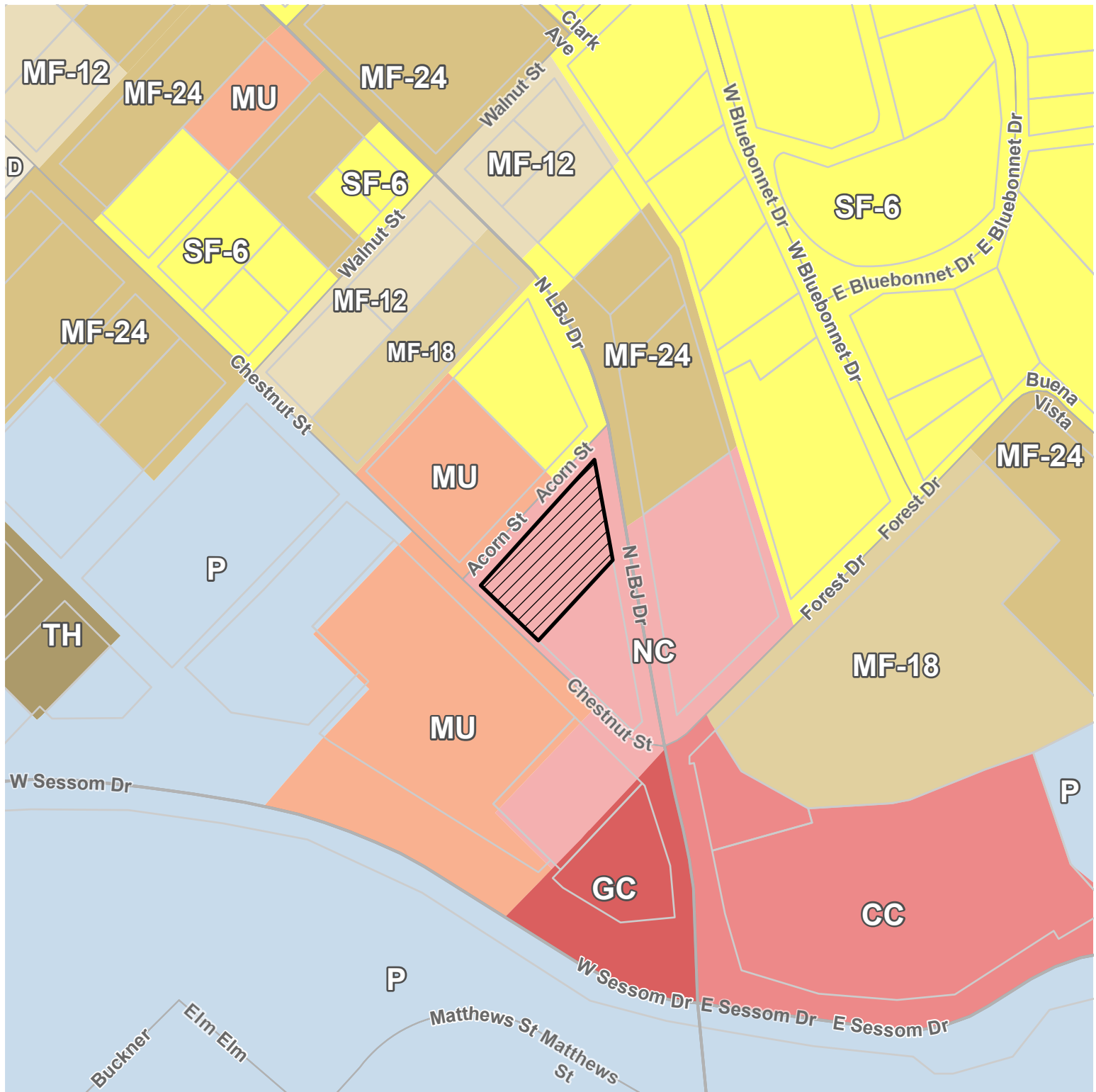
SAN MARCOS Planning and Development Services



829 N LBJ Dr. - Hill Country Cards Retail Sales Use

CUP-23-15

Zoning Map



- | | | | |
|--|------------------|--|-------|
| | Subject Property | | MF-24 |
| | CC | | MU |
| | D | | NC |
| | GC | | P |
| | MF-12 | | SF-6 |
| | MF-18 | | TH |



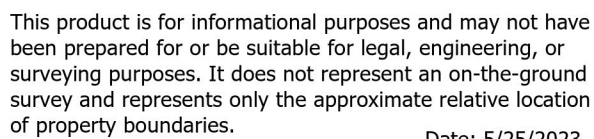
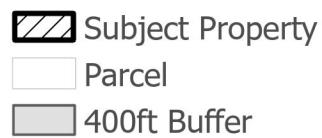
0 105 210 420 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/30/2023

SAN MARCOS Planning and Development Services





PLANNING AND DEVELOPMENT SERVICES

5/25/2023



CUP-23-15

**Notice of Public Hearing
Conditional Use Permit Request
Retail Sales Use
829 N. LBJ Drive, Suite 209 and 210**

CUP-23-15 (Hill Country Cards) Hold a public hearing and consider a request by Thomas Atnip, on behalf of Hill Country Cards, LP, for a new Conditional Use Permit to allow for retail sales to be allowed in a Neighborhood Commercial District, located at 829 N. LBJ Drive, Suite 209 and 210 (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, June 13, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission:

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, Craig Garrison, **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-23-15**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov




PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

829 N LBJ Dr. - Hill Country Cards Retail Sales Use

CUP-23-15

400ft Buffer



-  Subject Property
-  Parcel
-  400ft Buffer



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/25/2023

SAN MARCOS Planning and Development Services

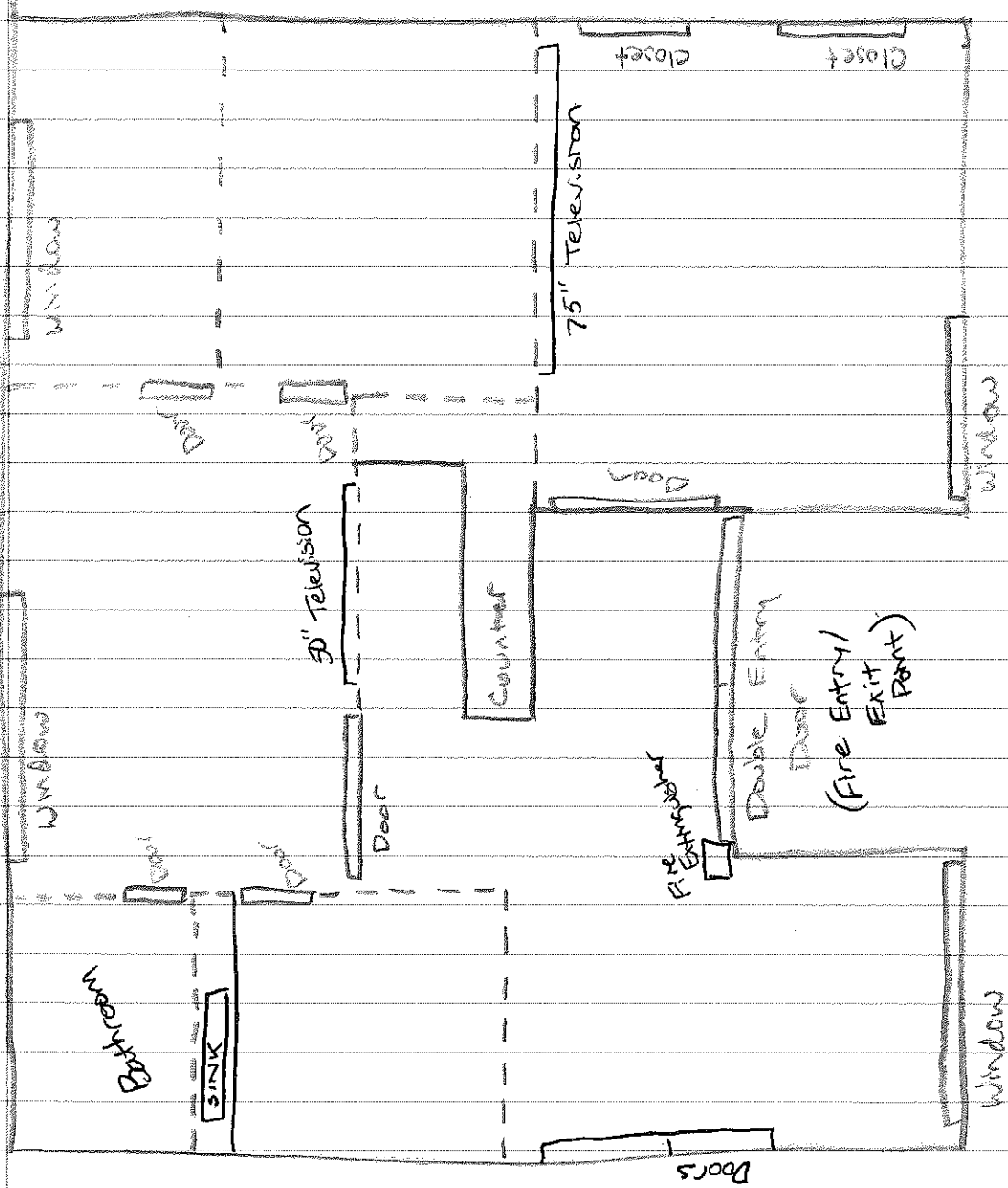
Site Location



Property Idq	Site Address	Owner	Owner/Zip/State
37724	801 CHESTNUT ST, SAN MARCOS TX	APANTE INVESTMENTS LP	AUSTIN, TX 78716-0788
27761	817 W BLUEBONNET DR, SAN MARCOS, TX 78666	BRYANT LEE D & LUCRETTA A	SAN MARCOS, TX 78666-3638
140973	817 CHESTNUT ST, SAN MARCOS, TX 78666	ELLA LOFTS FUNDING COMPANY LLC	DALLAS, TX 75234-7334
37721	829 N LBJ DR, SAN MARCOS, TX 78666	FORREAL LTD	SAN MARCOS, TX 78666-5549
37715	918 CHESTNUT ST, SAN MARCOS TX	GIBERSON PARTNERS III LTD	BUDA, TX 78610-0670
23498	700 N LBJ DR, STE #110-114, 110C &113A, SAN MARCOS, TX 78666	HJORTING FAMILY TRUST	SANTA BARBARA, CA 93105-2023
131659	801 W BLUEBONNET DR, SAN MARCOS, TX 78666	HOFMANN DONALD R	SAN MARCOS, TX 78666-3638
27763	920 N LBJ DR, SAN MARCOS, TX 78666	HORNE, F R & L M LIVING TRUST	SAN MARCOS, TX 78666-3010
37717	906 CHESTNUT ST, SAN MARCOS TX	JENKINS BECKY JO REVOCABLE TRUST	NEW BRAUNFELS, TX 78130-4495
27765	918 N LBJ DR, SAN MARCOS, TX 78666	LEGACY SOUTH PAW LLC	COLLEGE STATION, TX 77845-2916
37722	804 CHESTNUT ST, SAN MARCOS TX	LIN ANDREW A ETAL	LAKE FOREST, IL 60045-2934
27759	907 W BLUEBONNET CIR, SAN MARCOS, TX 78666	PALATIAL CAPITAL LLC	EUGENE, OR 97402-5467
37718	905 N LBJ DR, SAN MARCOS, TX 78666	PERCEPTIVE TRIPLE SEVEN HOLDINGS LLC	AUSTIN, TX 78701-3263
27769	810 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS GREEN INVESTORS LLC	CHICAGO, IL 60603-4910
60406	802 N LBJ DR, SAN MARCOS, TX 78666	SPUTNIK, LEASING CO	SAN MARCOS, TX 78666
37725	799 N LBJ DR, SAN MARCOS TX	SUSSER PETROLEUM OPERATING CO LLC	HOUSTON, TX 77002-6803
10365	800 N LBJ DR, SAN MARCOS, TX 78666	TREEHOUSE SAN MARCOS LLC	RANCHO PALOS VERDES, CA 90275-4413
27768	906 N LBJ DR, SAN MARCOS, TX 78666	VINCENT, COLIN M	INCLINE VILLAGE, NV 89451-9488
		CONA REP Sharon O'Neil	SAN MARCOS, TX 78666
		CONA REP Amy Thomaides	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Larry Mock	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	SAN MARCOS, TX 78666

Chestnut St.

ceiling



Acorn St

PS 1

50'

Hill country cards, 829 N. 130 Dr Ste 210 SAN MARCOS TX 78666

Hill Country Cards serves as a small business in the collectible/trading card industry. Purchase & sale of sports cards, Pokemon & other television based trading cards conducted on site. Sealed boxes of products can be purchased & opened on site.

: Business Details.

S. L. Atnipp Inc. dba Hill Country Cards

Corporation

Thomas Atnipp

829 N. LBJ Dr Ste 209, SAN MARCOS TX 78666

craftbeer84@gmail.com

512 618 4623

④ HILL COUNTRY CARDS WILL ACT IN ACCORDANCE WITH ANY OTHER APPLICABLE LOCAL, FEDERAL GUIDELINES/CODES.

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Thomas Atnipp	Property Owner	ALEX BAHAM
Company	Hill Country Cards	Company	ONNENTECH LLC.
Applicant's Mailing Address	829 N. LBJ DR. STE 210 SAN MARCOS, TX 78666	Owner's Mailing Address	PO BOX 82653 AUSTIN TX 78708
Applicant's Phone #	512 618 4623	Owner's Phone #	
Applicant's Email	craftbeerguy84@gmail.com	Owner's Email	apekaustine@icloud.com

PROPERTY INFORMATION

Subject Property Address: 829 N. LBJ Dr. Ste 210, SAN MARCOS TX 78666

Zoning District: _____ Tax ID #: R 37721

Legal Description: Lot _____ Block _____ Subdivision _____

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

Locally owned & operated sports cards, Pokemon cards, Yulish cards, Funko Pops, action figures and additional collectibles. NO FOOD OR ALCOHOL WILL BE SOLD ON PREMISES. Additional description on loose leaf paper

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$1,000* Technology Fee \$15 TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750* Technology Fee \$15 TOTAL COST \$765

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

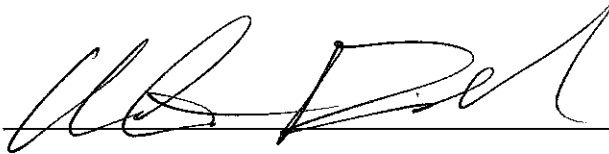
Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Alex Bahram (owner name) on behalf of
Owentech LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
829 N. LBJ DR. STE 210, SAN MARCOS TX 78666 (address).

I hereby authorize Thomas Atnipp (agent name) on behalf of
Hill Country Cards (agent company) to file this application for
Conditional Use Permit (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

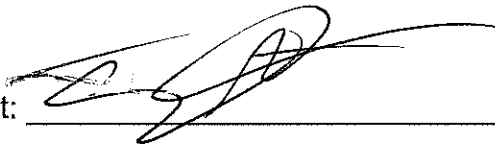
Signature of Owner:



Date: 5/1/23

Printed Name, Title: ALEX BAHRAM

Signature of Agent:



Date: 5-1-23

Printed Name, Title: Thomas Atnipp.

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: 5-1-23

Print Name: _____

Thomas Adair

Form Updated March, 2023



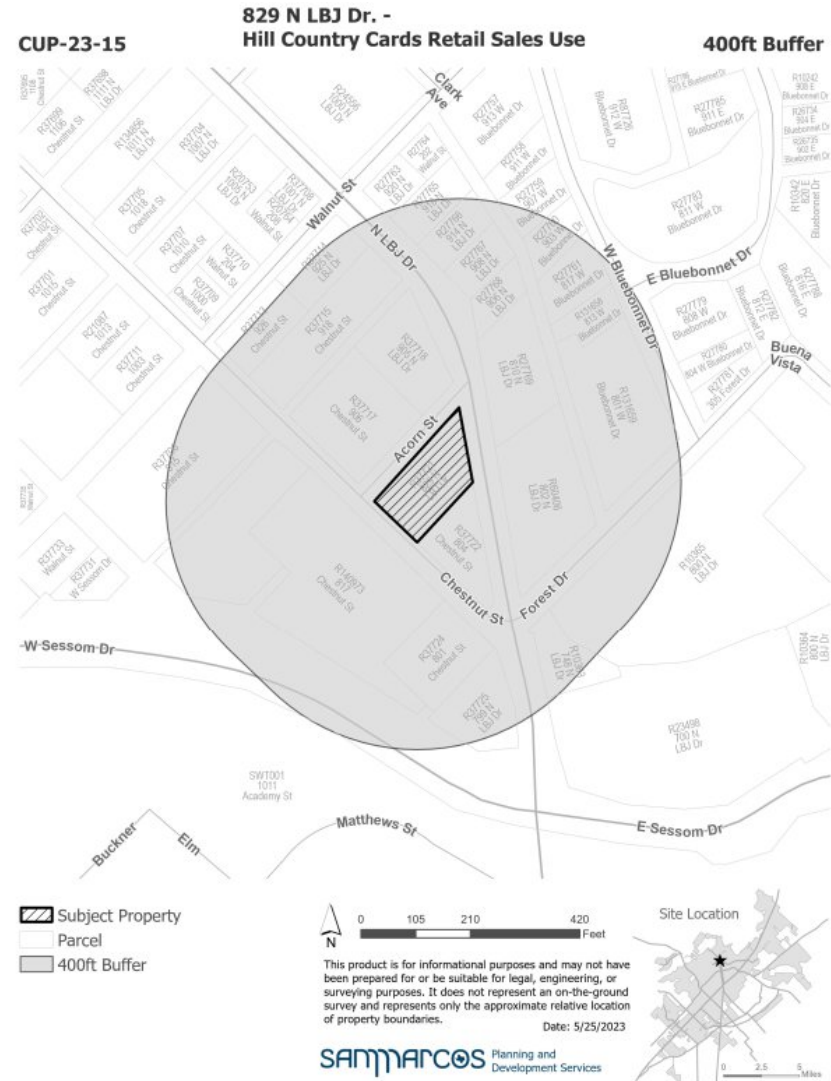
Public Hearing CUP-23-15 Hill Country Cards

CUP-23-15 (Hill Country Cards) Hold a public hearing and consider a request by Thomas Atnip, on behalf of Hill Country Cards, for a new Conditional Use Permit to allow a retail sales use in a Neighborhood Commercial District, located at 829 N. LBJ Drive, Suite 209 and 210 (C. Garrison)



Property Information

- Approximately 0.52 acres
- Located near the intersection of N LBJ Drive and Acorn Street





Context & History

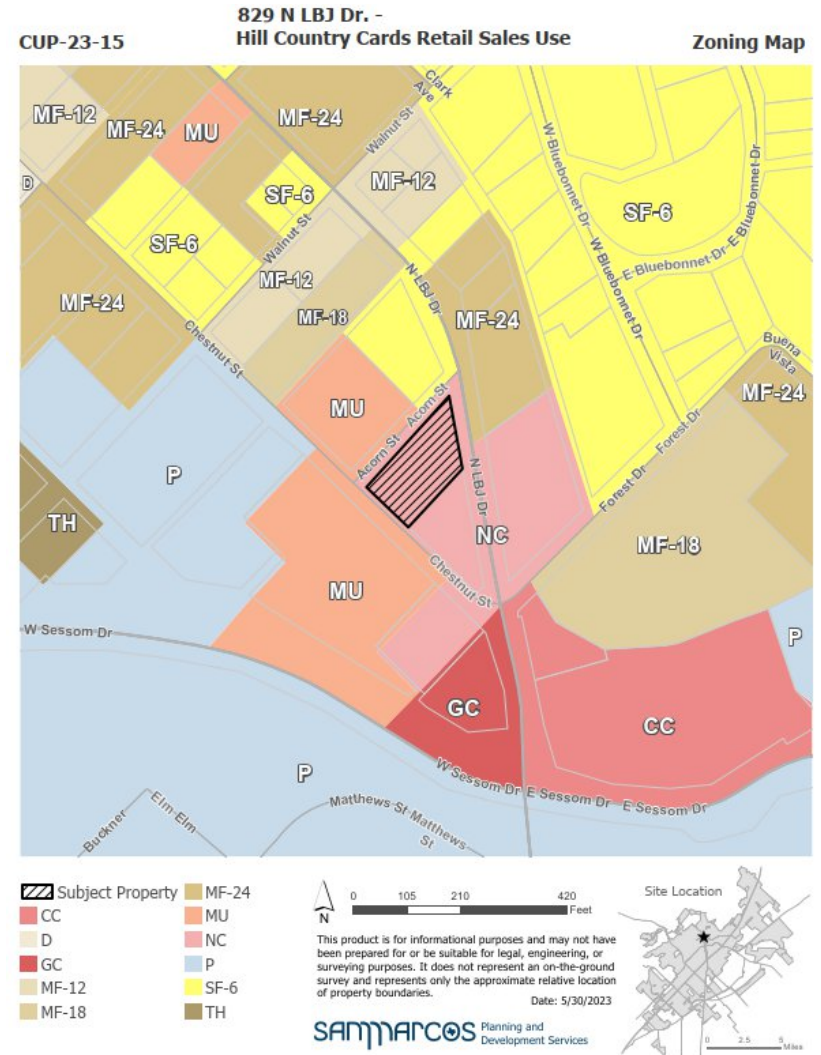
- Currently Retail Sales and Vacant
- Surrounding Uses
 - Barber
 - Spa
 - Multifamily
 - Single Family





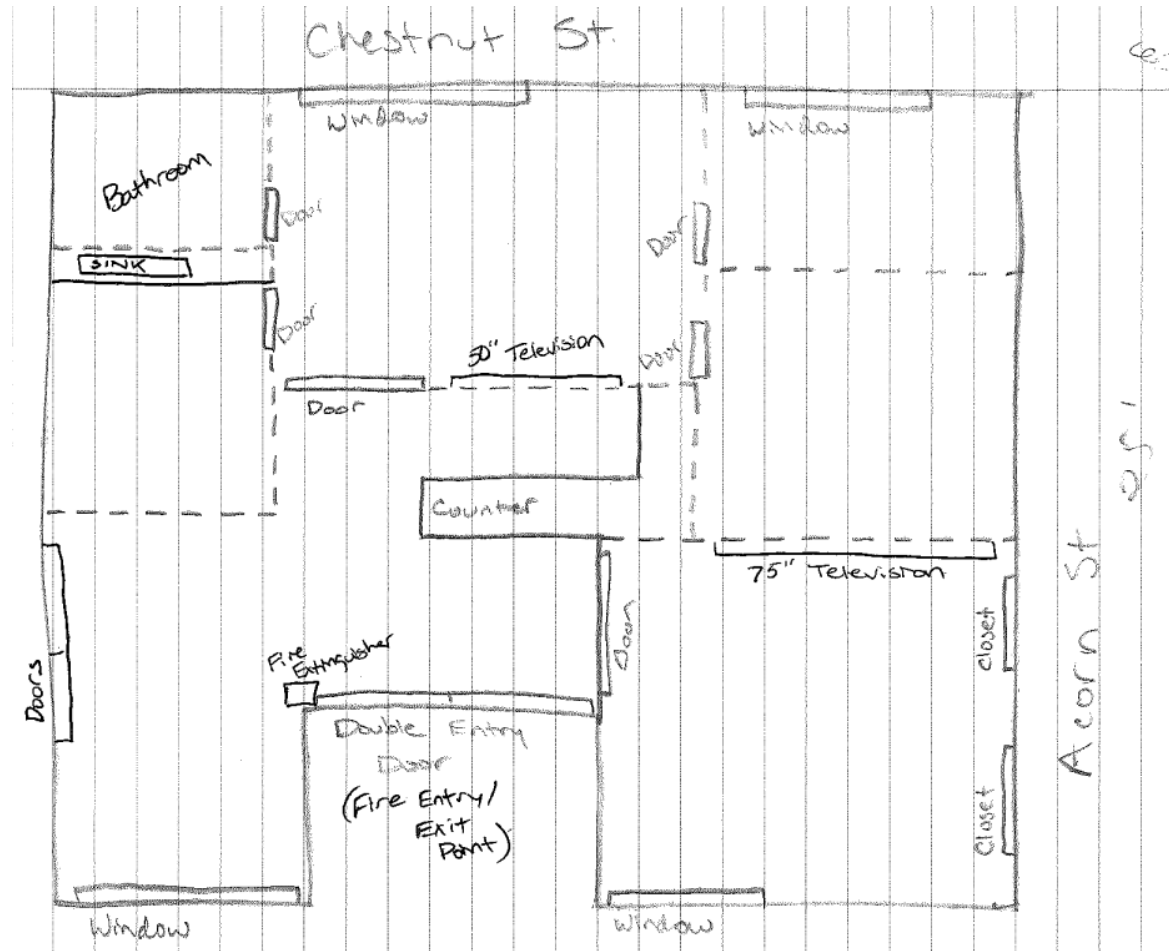
Context & History

- Existing Zoning:
District Name (NC)
- Proposed Use:
Retail Sales (Cards)
- Hours: Tuesday-Sunday
- 11 a.m. – 7 p.m.





- Floor Plan





Recommendation

Staff recommends **Approval** with the following conditions:

1. The permit shall not expire.
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.